



CONSERVATION COMMISSION MEETING MINUTES – November 7, 2016

Present: Scott McIsaac- Chair, Bob Mosher, Paul Hall, Adrienne DuBois, Laurie Freeman, John Morrissey, Loni Fournier-Conservation Officer

Absent: Bob Hidell

The meeting was called to order at 7:02 PM.

Approval of Minutes

Motion: Commissioner Mosher motioned to approve the minutes from the October 17, 2016 Commission meeting.

Second: Commissioner Freeman **In Favor:** All **Opposed:** None

Certificates of Compliance

3 Sycamore Lane – DEP 034-1038, continued from 10/17/16

An Order of Conditions was issued in June 2010 for the construction of an addition. A partial Certificate of Compliance was issued in May 2014. The applicants were required to connect the roof drains on the addition to drywells, per condition #28. Staff visited the site on 10/5/16 and noticed that the roof drains were not connected to drywells. Staff contacted the applicants regarding this issue and discussed the splash block that was installed as well as a proposed rain barrel. No specific reason has been given as to why the drywells were not installed. The Commission discussed why the original condition was required (likely to reduce runoff to the neighbor's property) and agreed that the applicant needs to explain the reason for not fulfilling the condition.

Motion: Commissioner Morrissey motioned to continue the Certificate of Compliance hearing for 3 Sycamore Lane, DEP 034-1038, to November 21, 2016.

Second: Commissioner Freeman **In Favor:** All **Opposed:** None

166 Hersey Street – DEP 034-551

An Order of Conditions was issued in December 1998 for the construction of a single family house. Staff visited the site on 11/2/16. The house adheres to the final approved plans and as-built plans. There is a slight deviation in the position of the deck, the "L" shape is reversed, but this does not adversely impact the resource area.

Motion: Commissioner Mosher motioned to issue a Certificate of Compliance for 166 Hersey Street, DEP 034-551.

Second: Commissioner Freeman **In Favor:** All **Opposed:** None

155 Otis Street – DEP 034-664

An Order of Conditions was issued in February 2002 for the demolition of a barn and the construction of a studio, a covered walkway, and patio with associated paving. Staff visited the site on 11/2/16. The shape of the driveway between the studio and breezeway is slightly altered, but the change is outside of the 50 foot buffer zone and does not impact the resource area. Overall, the construction adheres to the final approved plans and as-built plans.

Motion: Commissioner Freeman motioned to issue a Certificate of Compliance for 155 Otis Street, DEP 034-664.

Second: Commissioner Hall **In Favor:** All **Opposed:** None

Requests for Determination of Applicability

29 Canterbury Street

Applicant: Canterbury Street, LLC

Representative: Paul Shea

Proposed: Clearing vegetation to assess Patterson Pond Dam

The applicant is proposing to remove approximately 12,500 sq. ft. of vegetation in order to access the dam at Patterson Pond. This is a privately owned dam, located off Weir Street and across from Foundry Falls Road, which requires inspection and possibly maintenance. Due to overgrown vegetation, there is no reasonable access. The applicant will be removing the vegetation by hand and disposing of it off site. No trees greater than 6 inches in diameter will be removed. The applicant is not planning to replant in the area.

Staff visited site on 10/26/16. There is a narrow path leading from the street to the pond. The rest of the area is overgrown with saplings and brush. There is a culvert running underneath Weir Street and water is present in the small brook leading up to the dam. The brook is overgrown with brush and barberry. The dam itself appears to be fairly small in size and made up of boulders and earth. The dam is heavily overgrown with briar vines and brush. In its current condition, it would be very difficult to access or even examine the dam. The proposed area for clearing is flagged as a resource area. Staff agrees that vegetation will need to be cleared in order to access and inspect the dam, but is concerned about the maximum size of the area identified for clearing (12,500 sq. ft.).

Paul Shea stated that the cleared area could be reduced to 5,000-6,000 sq. ft. in order to assess the dam. John Woodin, builder, explained that the maximum possible square footage was proposed with the knowledge that it might not be necessary. Discussion followed regarding the amount of clearing and the Commission decided that if the area of cleared vegetation exceeds 5,000 sq. ft., but no more than 12,500 sq. ft., condition five would require further monitoring and revegetation efforts.

Commissioner DuBois asked about the ultimate purpose of inspecting the dam. A discussion followed regarding the condition of the pond (35% open water with sediment), future use, and potential sources of pollution. Mr. Shea stated that the pond may be enhanced in the future (invasive species removed), under a separate filing.

Motion: Commissioner Morrissey motioned to issue a Negative Determination of Applicability for the proposed work at 29 Canterbury Street, as shown on the submitted plans, and adopt the findings of fact a and b, and conditions 1 through 5, as amended by the Commission, of the staff report.

Findings:

- a. The project meets the requirements of Part 1, Section 7.1 of the Town of Hingham Wetland Regulations governing procedures for a Request for Determination of Applicability.
- b. The work described is within an area subject to protection under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations, and will not alter or adversely affect the area subject to protection under the Act or the Regulations.

Conditions:

1. All vegetation must be cleared by hand and properly disposed of at an off-site location; no chipped or mulched materials shall remain on the property.
2. No trees greater than 6 inches in diameter shall be removed from the resource area.
3. Any debris that falls into the resource area shall be removed immediately, by hand.
4. The limits of clearing shall be surveyed and the final area cleared reported to the Conservation Commission, in writing, within 30 days of the work being completed.
5. If the final area cleared exceeds 5,000 sq. ft., but not more than 12,500 sq. ft., the area shall be monitored for one full growing season. If, after one full growing season, the cleared area has not revegetated to 75% of the original cover, the area will be seeded and/or planted with a mix and/or species approved by the Conservation Commission.

Second: Commissioner Freeman

In Favor: All

Opposed: None

14 Bay View Avenue

Applicant: Carol Shaughnessy

Proposed: Removing and pruning damaged trees

The micro burst that struck Hingham this summer damaged several trees at 14 Bay View Avenue. The applicant, and owner of 21 Bel Air Road, is proposing to remove several damaged trees, keeping their stumps in place. The applicant is also proposing to prune and thin several other trees in the area in order to maintain the property. The owner of 14 Bay View Avenue has submitted a letter of support for this project.

Staff visited the site on 10/6/16 and discussed the project with the applicant. The trees are located along and within an existing pathway and small deck within the 50 and 100 foot buffer zones to a coastal beach and coastal bank. The damaged trees are in poor condition and staff does not believe the removal of these trees or proposed pruning will negatively impact the resource area. Staff also noticed that lawn clippings are being dumped at the top of the coastal bank at 21 Bel Air Road. Section 23.6 (e) of the Town of Hingham Wetland Regulations states, "Dumping of lawn wastes, brush or leaves or other materials or debris is not permitted in any Resource Area." The lawn clippings should be removed from the resource area and the dumping should be discontinued.

The Conservation Officer asked the applicant to work with their landscaping company to stop the practice of dumping lawn clipping in the resource area. The applicant stated that she already spoke to the company.

Motion: Commissioner Hall motioned to issue a Negative Determination for the proposed work at 14 Bay View Avenue and adopt the findings of fact a and b, and conditions 1 through 3 of the staff report.

Findings:

- a. The project meets the requirements of Part 1, Section 7.1 of the Town of Hingham Wetland Regulations governing procedures for a Request for Determination of Applicability.
- b. The work described is within an area subject to protection under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations, and will not alter or adversely affect the area subject to protection under the Act or the Regulations.

Conditions:

1. The trees and tree limbs must be properly disposed of at an off-site location; no chipped or mulched materials shall remain on the property.
2. The stumps of the trees being removed shall remain in place.
3. Any debris that falls within the resource area shall be removed immediately by hand.

Second: Commissioner Mosher

In Favor: All

Opposed: None

3 Otis Street

Applicant: Bare Cove Marina

Representative: Mary Kate Schneeweis

Proposed: Replacing support system for floating docks

The applicant is seeking to replace the bottom anchored support system for their outermost floating docks with nine, 12 inch steel piles to provide greater stability, public safety, and vessel protection. These pilings will be driven to a depth of 15 feet. The docks are not anticipated to ground during typical low tides. The existing area does not contain eel grass or salt marsh, but it does contain evidence of shellfish.

Staff visited the site on 10/26/16. Currently, the site consists of a short timber pier and a gangway leading to 13 connected floating boat docks. Docks 1 through 5 are supported by steel pilings. Docks 6 through 13, to which the finger docks attach, are where the proposed pilings will be placed. The floating docks were originally permitted as temporary structures, but were converted to permanent structures in 2009. All of the existing docks and floats are licensed under Chapter 91.

Staff believes this project requires the filing of a Notice of Intent due to the fact that it will alter one or more resource areas. In the past, projects requesting to replace and/or install pilings in these same resource areas have filed a Notice of Intent. Examples include, but are not limited to: 27 & 29 Bel Air Road (DEP 034-1257) for removing and replacing existing pilings and 211 Downer Avenue (DEP 034-1254) for replacing existing pilings. In addition, the recently completed

Whitney Wharf Pedestrian Bridge (DEP 034-1208), which is immediately adjacent to this proposed project, required the filing of a Notice of Intent.

Mary Kate Schneeweis stated that the proposed pilings would have less of an impact on the resource area by being more stable and offering more habitat than the current bottom-anchors. Ms. Schneeweis also stated that there was no proposed expansion of the marina and the project will be reviewed under Chapter 91 and by the Army Corps of Engineers.

The Conservation Officer restated her position that the project required a Notice of Intent, given past projects, the size and permanency of this project, and the fact that the work was taking place in the resource area. Ms. Schneeweis asked about the replacement of pilings. The Conservation Officer stated that even replacement pilings have required a Notice of Intent.

Ms. Schneeweis stated that there is currently an open Order for work closer to the shore and she would probably request to amend that Order and keep the current DEP file number open on the property.

Motion: Commissioner Freeman motioned to issue a Positive Determination of Applicability for the proposed work at 3 Otis Street and adopt the findings of fact a and b of the staff report.

Findings:

- a. The project meets the requirements for issuance of a Determination of Applicability under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations.
- b. The work described is within an area subject to protection under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations, and will alter or adversely affect the area subject to protection under the Act or the Regulations. Therefore, said work requires the filing of a Notice of Intent.

Second: Commissioner DuBois

In Favor: All

Opposed: None

Commissioner Mclsaac read the Public Hearing Notice of Intent.

Notices of Intent

18 Stanford Drive – DEP 034-1273

Applicant: Kerry & Ralph Grogan

Representative: Steve Ivas

Proposed: Removing sunroom/deck/part of patio to constructing an addition

The applicant is proposing to remove the existing deck, sunroom, and a portion of the patio and construct a new addition on a wall foundation and patio. The current size of the dwelling, including the deck, is 1,840 sq. ft. The footprint of the dwelling with the proposed addition will be 2,000 sq. ft. The proposed addition will be located in the 100 foot buffer zone, with the closest point from the foundation to the resource area at 53 feet. The exiting patio is 600 sq. ft. and the proposed patio will be 760 sq. ft. A portion of the proposed patio (165 sq. ft.) will be located within the 50 foot buffer zone, which currently consists of lawn. The closest point from the proposed patio to the resource area is 43 feet. There will be a total increase of 320 sq. ft. of impervious area in the 100 foot buffer zone. The applicant has not proposed any mitigation plantings.

Staff visited the site on 10/26/16. The existing lawn is fairly flat. The resource area does not appear to have an inflow or outflow, and it is not labeled as a vernal pool or a potential vernal pool. A narrow buffer of shrubs separates the lawn from the resource area. The applicant has proposed an 8 inch mulch log as their erosion and sediment control. With the proper installation and maintenance of the mulch log, staff does not believe the construction of the addition and patio will adversely impact the resource area. Staff recommends discussing the landscaping plan with the applicant, as the plantings could serve as mitigation for the additional impervious area in the 50 foot buffer zone.

Steve Ivas explained that landscaping was not included in the plan because the applicants were still considering the configuration of the patio. The Conservation Officer asked about a planting ratio should the patio extend in to the 50 ft. buffer zone. Steve Ivas replied that a 2 or 3:1 ratio of plants would be likely.

A discussion followed about the timeline for the project and the fact that neither the patio configuration nor a planting plan were finalized, and about the possibility of keeping the patio outside of the 50 ft. buffer zone. Commissioner Freeman expressed concern about approving work within the 50 ft. buffer zone that was not truly necessary. Commissioner Morrissey stated that he would like to see more detail regarding the extent and makeup of the patio. The applicant explained that they would like to proceed with the foundation of the addition. All agreed that the work for the foundation could go ahead, but the applicant should come back to the Commission with a more definite patio design plan and landscaping plans when they were completed.

Motion: Commissioner Freeman motioned to issue an Order of Conditions for the proposed work at 18 Stanford Drive, limited to the building foundation as shown on the submitted plans, and adopt the findings of fact a and b, and conditions 1 through 15 of the staff report.

Findings:

- a. The project meets the requirements for issuance of an Order of Conditions under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations.
- b. The work described is within an area subject to protection under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations, and will not alter or adversely affect the area subject to protection under the Act or the Regulations.

Special Conditions:

1. The applicant shall notify the Hingham Conservation Commission in writing of the name, address, and telephone number(s) of the project supervisor or contractor who shall be responsible for ensuring compliance with this Order and shall notify the Commission, by telephone or writing, at least 48 hours prior to commencement of work on the site.
2. This document shall be included in all construction contracts and subcontracts dealing with the work and shall supersede all other contract requirements.
3. The project supervisor or contractor in charge of the work shall have a copy of this Order available on the site at all times.
4. Prior to the start of any excavation or construction, there shall be a pre-construction conference on the site between the project supervisor or contractor responsible for the work and an agent of the Commission to ensure that the requirements of this Order are understood.
5. Prior to the start of any excavation or construction, erosion and sediment controls shall be installed, as shown on the final approved plan, and inspected by an agent of the Commission; straw wattles and/or hay bales will not be used as a form of erosion or sediment control.
6. Erosion and sediment controls shall remain in place until all disturbed or exposed areas have been stabilized with a final vegetative cover or the Commission has authorized their removal.
7. During all phases of construction, all disturbed or exposed areas shall be brought to a finished grade and either a) loamed and seeded for permanent stabilization, or b) stabilized in another way approved by the Commission.
8. Any debris, which falls into any resource area, shall be removed immediately by hand.
9. Any on site dumpsters shall not be located within 50 feet of any resource area.
10. There shall be no stockpiling of soil or other materials within 50 feet of any resource area.
11. Issuance of these conditions does not in any way imply or certify that the site or downstream areas will not be subject to flooding, storm damage, or any other form of damage due to wetness.
12. No vehicle, or other machinery, refueling, lubrication or maintenance shall take place within 50 feet of any resource area.
13. Before executing any change from the plan of record, the applicant must have the Commission's written approval. Any errors found in the plans or information submitted by the applicant shall be considered as changes. Approval from other Town Agents or Inspectors does not relieve the applicant from obtaining approval from the Commission.
14. The applicant shall apply for a Certificate of Compliance as soon as work has been completed and prior to the expiration of this Order. If work cannot be completed prior to the expiration of this Order, the applicant shall contact the Commission in writing to apply for an extension at least thirty days prior to the expiration date.
15. The applicant shall submit an "as built" plan to the Commission upon completion of this project. The plan shall be signed by the professional engineer of record, who shall certify that the work has been done in accordance

with the approved plans and this Order. This plan must be submitted prior to the issuance of a Certificate of Compliance by the Commission.

Second: Commissioner Dubois

In Favor: All

Opposed: None

12 Studley Road – DEP 034-1270, continued from 10/17/16

Applicant: Gerry Rankin

Representative: Paul Shea

Proposed: Demolishing and reconstructing a house

Commissioner Mclsaac stated that he was an indirect abutter to 12 Studley Road and would participate in the discussion, but abstain from any vote. Commissioner Morrissey recused himself from the hearing.

This hearing was continued from the October 17, 2016 Commission meeting at which the Commission requested additional information on the proposed infiltration system, including the drainage calculations that supported the proposal, and the number of trees that would be removed as part of the project. The applicant submitted revised plans to the Conservation Department on October 31, 2016. A new infiltration system, consisting of a stone trench that extends to the 50 ft. buffer zone, has replaced the StormTech infiltration system. The downspouts will be connected to the proposed stone trench via below-grade piping. No drainage calculations were submitted. Thirteen trees have been identified for removal. At the October 17, 2016 meeting, the representative indicated that these trees would be replaced at a 2:1 ratio.

Gary James, engineer, explained that the new stone trench has less capacity than the original proposal, which will allow the initial flush of stormwater to remain in the trench and be treated, while excess water will flow over the land and infiltrate naturally through the ground.

Commissioner DuBois asked about the plans for tree removal and recalled the abutter concerns. The applicant stated that several trees would need to be removed due to potentially damaging their root systems from building the foundation. He also understood the desire for privacy and stated that he is interested in selling the house with privacy for the future buyer.

Commissioner Mclsaac opened the hearing to public comment. Hearing none, Commissioner Mclsaac closed the hearing to public comment.

Motion: Commissioner Hall motioned to issue an Order of Conditions for the proposed work at 12 Studley Road, as shown on the submitted plans, and adopt the findings of fact a and b, and special conditions 1 through 21 of the staff report.

Findings:

- a. The project meets the requirements for issuance of an Order of Conditions under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations.
- b. The work described is within an area subject to protection under the Wetlands Protection Act (M.G.L. c. 131, § 40) and the Town of Hingham Wetland Regulations, and will not alter or adversely affect the area subject to protection under the Act or the Regulations.

Special Conditions:

1. The applicant shall notify the Hingham Conservation Commission in writing of the name, address, and telephone number(s) of the project supervisor or contractor who shall be responsible for ensuring compliance with this Order and shall notify the Commission, by telephone or writing, at least 48 hours prior to commencement of work on the site.
2. This document shall be included in all construction contracts and subcontracts dealing with the work and shall supersede all other contract requirements.
3. The project supervisor or contractor in charge of the work shall have a copy of this Order available on the site at all times.

4. Prior to the start of any excavation or construction, there shall be a pre-construction conference on the site between the project supervisor or contractor responsible for the work and an agent of the Commission to ensure that the requirements of this Order are understood.
5. Prior to the start of any excavation or construction, erosion and sediment controls shall be installed, as shown on the final approved plan, and inspected by an agent of the Commission; straw wattles and/or hay bales will not be used as a form of erosion or sediment control.
6. Erosion and sediment controls shall remain in place until all disturbed or exposed areas have been stabilized with a final vegetative cover or the Commission has authorized their removal.
7. An invasive species management plan and narrative shall be submitted to the Conservation Commission for approval, prior to the start of work. The plan shall include, but not be limited to, a proposed work sequence and methods, targeted vegetation type and location, arrangements for monitoring, and replacement vegetation type and location, if applicable.
8. An invasive species management report shall be submitted to the Conservation Commission after each treatment of the area(s).
9. During all phases of construction, all disturbed or exposed areas shall be brought to a finished grade and either a) loamed and seeded for permanent stabilization, or b) stabilized in another way approved by the Commission.
10. Any debris, which falls into any resource area, shall be removed immediately by hand.
11. Any on site dumpsters shall not be located within 50 feet of any resource area.
12. There shall be no stockpiling of soil or other materials within 50 feet of any resource area.
13. Issuance of these conditions does not in any way imply or certify that the site or downstream areas will not be subject to flooding, storm damage, or any other form of damage due to wetness.
14. Any dewatering activities on the project in which water will be released into any resource area or storm drain shall make use of a stilling pond or similar device to remove sediment before the water is released.
15. No vehicle, or other machinery, refueling, lubrication or maintenance shall take place within 100 feet of any resource area.
16. Before executing any change from the plan of record, the applicant must have the Commission's written approval. Any errors found in the plans or information submitted by the applicant shall be considered as changes. Approval from other Town Agents or Inspectors does not relieve the applicant from obtaining approval from the Commission.
17. No additional lawn will be established in the 50 foot buffer zone to the Bordering Vegetated Wetland. This condition shall apply in **perpetuity** and shall not expire with the issuance of a Certificate of Compliance.
18. The applicant shall apply for a Certificate of Compliance as soon as work has been completed and prior to the expiration of this Order. If work cannot be completed prior to the expiration of this Order, the applicant shall contact the Commission in writing to apply for an extension at least thirty days prior to the expiration date.
19. The applicant shall submit an "as built" plan to the Commission upon completion of this project. The plan shall be signed by the professional engineer of record, who shall certify that the work has been done in accordance with the approved plans and this Order. This plan must be submitted prior to the issuance of a Certificate of Compliance by the Commission.
20. Prior to the issuance of a Certificate of Compliance, a final invasive species management report detailing the condition of the area(s) shall be submitted to the Conservation Commission.
21. Prior to the issuance of a Certificate of Compliance, replacement trees at a ratio of 2:1 shall be planted and survive at least two full growing seasons.

Second: Commissioner Freeman

In Favor: All

Opposed: None

0 Martins Lane (World's End) – DEP 034-1272

Applicant: Robert Murray

Representative: Carmen Hudson

Proposed: Improving the parking area & constructing a visitors' center

This hearing was continued from the October 17, 2016 Commission meeting. At that time, the project had yet to receive a DEP Number, which has since been assigned, or comments from the Natural Heritage & Endangered Species Program

(NHESP), which have also been submitted. The NHESP does not believe the project will adversely affect rare species habitat or result in a prohibited take of rare species.

The Commission was provided a copy of John Chessia's comments on the project's compliance with MassDEP's Stormwater Management Regulations. The applicant briefly addressed those comments at the hearing and has since submitted a more formal and thorough response. Note: the response was submitted to the Conservation Department at 3:00pm on Thursday, November 3, 2016 (electronically at 1:30pm).

The applicant also submitted revised plans to the Conservation Department on Thursday, November 3, 2016 at 3:00pm (electronically at 1:30pm). The plans appear to primarily reflect changes to the proposed drainage structures: eliminating the stone trench near the entrance, adding an infiltration system for the proposed visitors' center, and reconfiguring the stone trench near the lower gravel parking lot. The applicant provided a guided walkthrough of the project on November 4, 2016 at 4pm.

John Cavanaro introduced Sean Papich, Bob Murray and Fran Blanchard, and presented the revised plans to the Commission. The proposed infiltration strip near the existing guard shack was eliminated and replaced by an underground infiltration system adjacent to the visitor's center. The riprap erosion control pads located downstream from the existing parking lot, adjacent to an existing trench, were also modified. The additional riprap provides more scouring protection and sedimentation control. The siltation barriers were moved closer to the limit of work. And finally, the first floor of the visitor's center was lowered, which eliminated the need for some grading in the area and reduced the number of trees that will need to be removed.

Approximately nine trees will be removed within the Commission's jurisdiction; 64 trees overall. A 2:1 replacement ratio is proposed, adding 128 trees and 177 shrubs to the area when the project is completed.

The Conservation Officer noted that John Chessia is reviewing the revised plans in time for the next Planning Board meeting on November 14th. Mr. Cavanaro stated he spoke to Mr. Chessia, who had no further comments on the plan.

Commissioner Mclsaac opened the hearing to public comment.

Maggie Merrill, 147 Martins Lane, asked if her November 1st comments were entered into the record. The Conservation Officer confirmed that they were and they had been forwarded to the Commissioners. Ms. Merrill acknowledged that the Commission's purview was limited and expressed her concerns about the proposed mature tree removal and the proposed location for the entrance pillar, which may be impacted by sea level rise.

Commissioner Mclsaac and Ms. Merrill discussed the ongoing problems with traffic and parking in the neighborhood, and the solutions that have been proposed to date. Ms. Merrill questioned whether this solution was appropriate and whether it would attract even more visitors, causing the same problems with traffic and parking.

Commissioner Freeman offered her perspective that the Trustees' mission is to preserve and protect their conservation properties not just for local neighborhoods but for public use, that they have responded to the traffic concerns with a proposal for expanded parking and entranceway that will not adversely affect the resource areas according to the conservation officer and civil engineer (assuming appropriate conditions and mitigation) and further that the whole enterprise of environmental conservation will be in jeopardy if the Trustees and other organizations are not actively engaging the next generation in getting off their digital devices and appreciating and connecting with the natural world. She felt the visitors' center, at a proposed 1,600 sq. ft., was structurally appropriate for the 251 acre property and aside from providing composting toilets, it would promote the Trustees' mission to educate and connect people to nature.

Theresa Ford, 21 Surry Road, stressed that Martins Lane is a 'lane' rather than a road. It is narrow and winding with a lot of blind spots. Ms. Ford further commented that the proposed project would encourage more visitors, causing more traffic and parking issues, stress on the crumbling sea wall, etc. She felt the property should be conserved.

Commissioner Mosher asked if the Trustees get complaints about the visitor experience at World's End. Ms. Blanchard responded that of 200 survey cards filled out since July, no one complained about World's End feeling too crowded. Most complaints were related to the bathrooms and visitors not cleaning up after their dogs. Ms. Blanchard further stated that to help determine a property's carrying capacity, the Trustees evaluate the resources each year and if they were to see that a resource is being negatively impacted, that would flag that they have too many people on the property.

Commissioner Mosher, Ms. Blanchard and Mr. Murray discussed the strategies that the Trustees use to redirect traffic at World's End and Cranes Beach when the parking lots are full. Commissioner Mosher asked if World's End was too crowded when the parking lot was full. Ms. Blanchard stated no.

Commissioner Mosher and Ms. Merrill further discussed the impacts of traffic and parking on the neighborhood.

Dorcas Wagner, 22 Seal Cove Road, spoke of the potential environmental impacts as a result of the proposed project, specifically an increase in the amount and temperature of stormwater and subsequent impacts on sensitive resource areas, including the salt marsh, other vegetation, and animal life. She provided examples of the environmental changes in Seal Cove. She also expressed concern over the proximity of the proposed visitor's center to the salt marsh. Ms. Wagner stated that she felt a study on potential impacts was needed and the proposed mitigation was not sufficient.

Mr. Cavanaro suggested that after extensive review by multiple boards, third party reviewers, and state agencies, there was nothing further to present to the Commission on the project; it was designed to minimize, avoid, and mitigate the resource area. The Commission expressed a desire to approve the project, as it pertains to their jurisdiction. The Conservation Officer explained that there had not been sufficient time to draft conditions. The Commission decided to close the public portion of the hearing and review conditions at the next meeting on November 21, 2016 with no further public input, however the conditions would be available as part of the public record.

Commissioner Mclsaac closed the hearing to public comment.

Motion: Commissioner Morrissey motioned to direct the Conservation Officer to draft conditions for an Order of Conditions for 0 Martins Lane, DEP 034-1272, with the conditions to be reviewed and approved by the Commission on November 21, 2016.

Second: Commissioner Freeman **In Favor:** All **Opposed:** None

Other Business

Gerry Allen introduced himself to the Commission and described his background and interest in becoming a member of the Open Space Acquisition Committee.

Motion: Commissioner Mclsaac motioned to appoint Gerry Allen to the Open Space Acquisition Committee.

Second: Commissioner Freeman **In Favor:** All **Opposed:** None

The Conservation Officer presented the draft 2017 meeting dates to the Commission for their review.

Motion: Commissioner Morrissey motioned to approve the 2017 Conservation Commission meeting dates.

Second: Commissioner Mosher **In Favor:** All **Opposed:** None

The meeting adjourned at 9:33 PM.

Submitted,

Sylvia Schuler, Administrative Secretary

Approved on November 21, 2016.