



CONSERVATION COMMISSION MEETING MINUTES – March 27, 2017

Present: Scott McIsaac- Chair, Bob Mosher, Bob Hidell, Laurie Freeman, Loni Fournier- Conservation Officer

Absent: Adrienne DuBois, Paul Hall, John Morrissey

The meeting was called to order at 7:26 PM.

Approval of Minutes

Motion: Commissioner Freeman motioned to approve the minutes from the March 13, 2017 Commission meeting.

Second: Commissioner Hidell

In Favor: All

Opposed: None

Request for Determination of Applicability

5 Melville Walk

Applicant: Dawn Martel

Representative: John Cavanaro, Cavanaro Consulting, Inc.

Proposed: Patio rebuild & landscaping

The applicant is proposing to remove the existing 827sf brick patio and replace it with a new 908sf stone patio containing an outdoor fireplace, kitchen, and island counter. The existing 140sf staircase will be replaced with a new, reconfigured 195sf staircase. Most of the work is located in the 100ft buffer zone. A portion of the patio and walkway improvements are located within the 50ft buffer zone. All of the hardscaping is located outside of the flood zone. New plantings are proposed between the coastal beach and the patio. The plantings will be placed on both sides of an existing retaining wall and along the northwestern property boundary, within the 50 and 100ft buffer zones. Those plantings located on the side of the existing retaining wall, closest to the coastal beach, will be located within the flood zone. The proposed plantings will be native coastal species.

Staff visited the site on 3/23/17. The proposed improvements will be located in an area that is maintained as patio and lawn. The raised portion of the yard, between the house and the retaining wall is flat. The area between the retaining wall and the coastal beach slopes towards the water. The retaining wall appears to be in good condition. The proposed improvements should not impact the resource areas.

John Cavanaro (Cavanaro Consulting) and Sean Papich (Landscape Architect) were present to discuss the application. Applicants Dawn, Tom and son, Spencer, Martel were present. Andrew Schlossberg and Hillary Plummer, of 2 Alice Walk, were there in support of the project.

J. Cavanaro reviewed the project. One goal is to reconstruct the straight large stairway, bringing people down to the reconfigured patio area and terrace. A second goal is to remove portions of lawn and replant these areas with native seaside plants and shrubs. S. Papich described in further detail the proposed hardscaping (bluestone) and landscaping. Commissioner Hidell asked how stable the retaining wall was. The applicants and S.Papich concurred that it was built in 2005 and was stable.

The Conservation Officer asked if the applicants had a plan for how they would get equipment to the site. D.Martel replied that she had spoken to Frank Corrado, the contractor, who said that they would be able to bring in all the equipment from the front of the house down along the side of the house. The C.O. included a condition that no equipment, materials, or dumpsters are permitted on the lower part of the lawn, closest to the beach; that's the most

fragile area of the property and it could be a tempting storage or setup area. The Commission agreed that the proposed project, with conditions, could be issued a negative determination.

Motion: Commissioner Freeman motioned to issue a Negative Determination for the proposed work at 5 Melville Walk and adopt the findings of fact a and b, and conditions 1 through 5 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. 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.
2. There shall be no stockpiling of soil or other materials within 50 feet of the resource area.
3. Any on site dumpsters shall not be located within 50 feet of any resource area.
4. Any debris that falls into the resource area shall be removed immediately by hand.
5. The Conservation Department shall be notified of any changes in plans prior to proceeding with said changed plans.

Second: Commissioner Mosher

In Favor: All

Opposed: None

Notices of Intent

171 Otis Street – DEP 034-1282, continued from 1/9/17

Applicant: Gary Jacobson

Representative: David Ray

Proposed: Reconfiguration of existing pier & floating docks

Since the last meeting, staff discussed the possibility of a peer review consultant with the Commission and the representative. The applicant decided not to pursue a peer review and will instead revise the plans. The applicant requested to continue to 4/24/17.

2 Planter's Field Lane– DEP 034-1284, continued to 4/10/17

Applicant: Feeley Realty Trust

Representative: Mark Manganello

Proposed: Subdivision

The Conservation Officer explained that the applicant was offering a site visit for the Commission and the public on 4/1/17. The applicant would like the Commission to see the site before they return with revised plans. The C.O. has plans that were submitted on March 17, 2017 which have been commented on by the Peer Reviewer, Paul Brogna. The C.O. reviewed and answered a few questions regarding the plans and the 'cart path.' Commissioner Freeman asked about the wetland values and the C.O. explained that they are fairly extensive and also have connectivity to the Hingham Harbor.

Other Business

1. Proposed site walk at 2 Planter's Field Lane, 4/1 @ 9:45 am

2. Renewal of Cushing and Schultz fields license agreements The Conservation Officer explained that John Hornstra's license agreements for the agricultural use of Cushing and Shultz fields have expired. The C.O. worked with Town Counsel and has new 3 year license agreements reviewed and signed by J.Hornstra available for the Commission to review and sign if it sees fit; these would take effect April 1, 2017. The previous agreements were for 5 years but Town Counsel advised that it was more standard practice to have a 3 year contract. J.Hornstra has evaluated the soil at both fields; Shultz field needs amendments (wood ash) in order to correct the ph levels and Cushing field is

suitable without amendments. There have been no complaints from neighbors regarding his management of the hay and corn fields in the past. Restrictions are in place to protect the resources in the area. Resident, John Hersey, of 65 Hersey Street, asked how much payment the town receives for this arrangement and the C.O. replied \$50/acre and these two fields encompass 13 acres. Chairman McIsaac signed the license agreements.

3. Resident, Jim Clark, of 79 Tower Road, asked about public access to the Cushing field property. He stated that the town purchased the property with CPC money and it was presented at Town Meeting with the promise of a 2-3 car cutout on 3A. However, the neighboring property at 172 East Street, encompasses the strip of land between the Cushing Field and 3A and with no parking permitted on a state highway, public access from 3A doesn't exist. He also raised the public access subject in regards to the acre lot purchased behind 730 Main Street.
4. Resident, John Hersey, of 65 Hersey Street, raised the subject of erosion and exposed asphalt at the Hingham Bathing Beach and asked that the Commission investigate the matter.

The meeting adjourned at 8:06 PM.

Submitted,

Sylvia Schuler, Administrative Secretary

Approved on April 10, 2017