

Hamilton Conservation Commission
Minutes of Meeting of September 9, 2015
Meeting held at Hamilton Town Hall

Commissioners present:

Richard Luongo, Chair, Virginia Cookson, Bob Cronin, Keith Glidden, George Tarr.

Staff present:

Jim Hankin, Conservation Agent

Others present:

Zach Peters, Open Space Subcommittee
Gretel Clark, Open Space Subcommittee
Jackie Hodge, Open Space Subcommittee
Rosemary Kennedy
Chuck Johnson

Richard Luongo opened the meeting at 7:00 p.m. and mentioned that the meeting was being recorded for the minutes secretary. The Open Space Subcommittee has written a comment on the Board of Selectman's Draft Land Acquisition Policy. Jim Hankin informed the Commission that the applicant for the 470 Essex Street Notice of Intent has requested that the public hearing be continued to October 7, 2015.

Notice of Intent

435 Bay Road, Myopia Hunt Club
Dredge pond and construct new pump house
Myopia Hunt Club Owner, DeRosa Environmental Rep.

The public hearing was continued with Tyler Ferrick of DeRosa Environmental representing the applicant. He described responses to DEP comments including valuation and Appendix A. Applicant's consultant sent wildlife habitat analysis via email to the Conservation Agent which was forwarded to the Commission. Appendix A is about the ecological restoration limited project. Another DEP comment was if Order of Conditions is issued the applicant should obtain a §401 Water Quality Certificate. The ecological restoration permit is a new part of Wetlands Protection Act (WPA) that operates under the limited projects section of the WPA regulatory code. One of the criteria is invasive species removal, prevention and control which this project meets.

Keith Glidden moved to close the public hearing. Bob Cronin seconded the motion. The Commission voted 4-0-1 with Virginia Cookson abstaining because she had not attended the prior public hearing on this matter held by the Commission.

Mr. Glidden moved to issue the Order of Conditions as an ecological restoration limited project. Mr. Cronin seconded the motion. Jim Hankin commented that this is an extensive and large project for the Commission in terms of wetland impacts. The application was detailed and contained the necessary requirements so he opined that the project can be conducted in compliance with the Act and bylaw based on level of information, objectives, and descriptions conditions in Notice of Intent, which will all be incorporated into the permits. The Commission voted unanimously in favor the motion.

Notice of Intent

318 Forest Street

Install Title 5 compliant septic system for 3 bedroom house

Virginia Cookson, owner, Chuck Johnson Title 5 designer

The 318 Forest Street public hearing was opened. Commissioner Virginia Cookson is recused. She sat in the audience since she is the property owner. Chuck Johnson representing the applicant described soil testing the wetland flagged by Bill Manuell. Mr. Johnson then described his septic system design. The wetlands create jurisdiction even though they are mostly off the property. There is currently a septic tank with leaching trenches located within the 25' No Disturb Zone. The new septic design shows all components located as far as possible from wetlands and still remain on the lot.

For the three bedroom home and soils with good percolation, the septic system was designed with a bottomless sand filter with a footprint of 5' wide by 19' long or 95' square feet. Interior plumbing inside the house will be moved and directed to septic tank with filter pump vault to bio-filter treatment unit using foam cubes to reduce strength of effluent. Work will consist of pumping out existing septic tank, crush and fill it in 25' No Disturb Zone so a waiver has been requested to do disturbance in NDZ to abandon septic tank. Erosion control will consist of straw waddles. The concrete cover on the old cesspool located outside of NDZ will be jackhammered and area loamed and seeded. No DEP file number has been issued yet. The public hearing was continued until the Commission's next meeting on September 23, 2015 to allow for issuance of the DEP file number.

Discussion

- **Request to approve OSSC minutes on HCC's website**

These meeting minutes will be added to the Town website's HCC page. OSSC meetings are posted in compliance with the Open Meeting law.

- **OSSC comments on draft land acquisition policy**

Discussion ensued about intent to get a letter with OSSC comments on draft land acquisition policy to Board of Selectmen. The Commission expressed support for OSSC presenting its own comments, separate from the comments already submitted by the Commission, on draft land acquisition policy to BOS as part of the goal for a transparent process regarding review of this draft.

- **Request to appoint Rosemary Kennedy associate member of OSSC**

Discussion ensued about how the bylaw regulations are silent on the subject of Associate Members of the Open Space Subcommittee. Commission members and the Coordinator indicated that at some point the bylaw regulations could be amended through a public hearing process. There is currently no specific timetable for that to begin however. Also mentioned was if there became a vacancy on OSSC then Ms. Kennedy could be considered. The Commission thanked Ms. Kennedy for her interest and encouraged her to continue to attend the OSSC meetings.

Vote Minutes of July 15, July 29, and August 12, 2015

Mr. Cronin moved to approve the minutes of July 15, July 29, and August 12, 2015. Seconded by Mr. Glidden. The Commission voted unanimously in favor of the motion.

Commissioners to list topics for discussion at HCC meeting of Sept. 23

A discussion topic includes 318 Forest Street septic system, 470 Essex Street has been continued to October 7.

Mr. Cronin moved to adjourn. Ms. Cookson seconded the motion. The Commission voted unanimously in favor of the motion. Commission adjourned at 8:01 p.m.

Minutes submitted September 22, 2015 by Jane Dooley