

**Hamilton Conservation Commission  
Minutes of Meeting of March 26, 2014  
Meeting held at Hamilton Town Hall**

Commissioners present:

Richard Luongo, Chair, Stacy Carpenter, Virginia Cookson, Bob Cronin, Peter Dana,  
George Tarr.

Staff present:

Jim Hankin, Conservation Agent

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Richard Luongo opened the meeting at 7:30 p.m.

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**Request for Determination of Applicability**

74 Chebacco Road

Kent Wosepka

Applicant,

Tom Morretti rep.

Conversion of lawn to patio

The Commission reviewed a site plan on the proposed conversion of lawn which will take place at approximately 75 feet from Beck's Pond. Material in the work area will be excavated to depth of two feet. This material will be moved to the front yard where a septic system will be upgraded outside of buffer zone.

Jim Hankin noted that Wetlands Protection Act regulations were amended so the proposed project would be exempt under the Act but it is still covered by the Hamilton Conservation Bylaw.

Erosion control will be located on perimeter of the proposed work area and Mr. Hankin will check installation and limit of work before work commences at the site.

Stacy Carpenter moved to close the public hearing and issue a Negative Determination for 74 Chebacco Road. Virginia Cookson seconded the motion. The Commission voted unanimously in favor of the motion.

**Certificate of Compliance**

75 Miles River Road

Replication and Enhancement Area

DEP file number #172-0431, recorded Book 19808 Page 255

Late fee paid

Mr. Hankin summarized that the original OOC was issued as the result of an enforcement action when James Bryant, former Selectman who is no longer a resident in Town, removed the section of the tall gray stucco type wall in front of his property which ran along Miles River Road. Portions of that wall are still in place along Miles River Road in front of other parcels. Some of this wall removal work occurred in buffer zone/NDZ without benefit of HCC review. The enforcement order required Mr. Bryant to file an NOI for restoration and replication of wetlands on his property which he did. Consultant Mary Rimmer did the filing for Mr. Bryant. HCC issued the OOC, the OOC was recorded and the work done. The wetlands planting work was

installed as per Mary Rimmer's report from 2004 (OOC issued in 2002). No COC was ever requested but the lack of a COC did not arise until now when current property owner wants to refinance.

Ms. Cookson moved to issue a Certificate of Compliance for 75 Miles River Road. Ms. Carpenter seconded the motion. Mr. Hankin noted that the late fee was paid. The Commission voted unanimously in favor of the motion.

#### **Acceptance of minutes of February 12, 2014 and February 26, 2014**

Ms. Cookson moved that the Commission accept the February 12, 2014 minutes as written. Peter Dana seconded the motion. The Commission voted 5-0-1 with Ms. Carpenter abstaining since she did not attend that meeting.

Bob Cronin moved that the Commission accept the February 26, 2014 minutes as written. George Tarr seconded the motion. The Commission voted 5-0-1 with Ms. Cookson abstaining since she did not attend that meeting.

#### **Discussion about Patton Park pool project**

Mr. Hankin reported to the Commission that the Patton Park pool project warrant article for Town Meeting will not be voted on at ATM since the low bid was \$2.9 million. The Commission then engaged in a brief general discussion of pool projects in other jurisdictions.

#### **Update on Patton Homestead property**

Ms. Carpenter described how two bids had been received by the Town for approximately \$1 million for the purchase of four acres of land at the Patton Homestead property at the plateau area of the site to build from 10 to 12 houses (one bid for senior housing and the second for townhouse style housing). The bids are being reviewed by Town officials including the Patton Advisory Committee. One of the bids includes a \$50,000 donation for playing fields. Discussion addressed how the Town received DEP approval to close the Patton public drinking well that abuts the site.

The proposed housing and potential for a road could impact wetlands and the Commission noted that this will be a tricky site for development. Also mentioned was the moderate price point of the housing (i.e., \$600,000 to \$700,000 per unit) and if future residents would be interested in a large recreational use on the site. In addition, consideration has been given to housing for residents without children living at the site due to financial impact to Town. An affordable housing unit is also being discussed as part of proposed plan. Discussion continued on the proposed housing project relative to the Commission's jurisdiction and potential cutting of trees.

The Commission has a site walk scheduled on April 12 and next meeting is on April 16. Mr. Cronin moved to adjourn. Ms. Cookson seconded the motion. The Commission voted unanimously in favor of the motion. Commission adjourned at 8:09 p.m.

Minutes submitted April 3, 2014 by Jane Dooley