

**Hamilton Conservation Commission  
Minutes of Meeting of November 20, 2014  
Meeting held at Hamilton Town Hall**

Commissioners present:

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

Staff present:

Jim Hankin, Conservation Agent

Others present: Bill Manuell, Isaac Rowe

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Richard Luongo opened the meeting at 7:00 p.m.

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**Notice of Intent**

5 Howard Street

Carpentry repairs to elevated porch, construct deck

Bill Manuell, Wetlands & Land Management, representing the applicant

The Chairman opened the public hearing. Bill Manuell described how he came to the Commission last summer for Request for Determination for house that has a porch with foundation settling. Test pits were dug relative to porch settling and applicant wants to do carpentry repairs below elevated porch.

Mr. Manuell described how applicant would like to install a 12' by 20' deck on the back of the house at same elevation as floor level of elevated three-season room. This involves hand digging or mini-excavator for five sonotubes in lawn area. The applicant would like to replace the brick patio with stone dust and rebuild with bluestone to the same dimensions. A stairway from elevated porch to grade will be removed and rebuilt. The existing features fall in the 25' No Disturb Zone and new deck is in 50' No Build Zone. This NOI was issued a file number by DEP but there were no comments from the state agency.

Keith Glidden moved to close the hearing. Bob Cronin seconded the motion. The Commission voted unanimously in favor of the motion. Mr. Glidden moved to issue the Order of Conditions approving the proposal as outlined in the plan and outlined in the NOPI and narrative and as outlined at the public hearing today. Mr. Cronin seconded the motion. Discussion ensued about back room of property settling relative to proposed deck. The Commission voted unanimously in favor of the motion.

**Notice of Intent**

24 Woodbury Street

Construct addition to dwelling and gravel driveway

Bill Gribbell applicant, Isaac Rowe Mill River Consulting rep

Isaac Rowe described the perennial stream; the BVW associated with stream, the 200' riverfront area, 25' No Disturb Zone, 50' No Build, 100' buffer zone from BVW, and location of house on the lot. There is a common driveway for two other houses besides 24 Woodbury Street. The property has an existing stone driveway, garage and dwelling.

The applicant proposes to construct an addition to the existing dwelling and expand gravel driveway for better access and egress to the property. Mr. Rowe referred to the design plan for upgrade to existing septic system, which is entirely outside Commission jurisdiction.

The existing garage and bluestone walkway will be removed and replaced with landscaped planting area. The expanded driveway will not be located any closer to the house than where the current driveway is situated. There is lawn on the lot to the existing tree line and no work is proposed in this area. Erosion control will be installed as shown on the site plan.

Jim Hankin described photographs he took looking at the house up the hill from the perennial stream as well as from wetlands. He mentioned where septic system would be located. Mr. Hankin noted that there is a large slope to the wetlands. About 26 yards of new gravel material will be brought to the site in the riverfront area for grading of the driveway bringing up the surface about one foot on average across the area. The proposed driveway will be pervious (i.e., stone or gravel).

Mr. Hankin noted that DEP has issued a file number and is reviewing the NOI. Mr. Hankin mentioned that the NOI is an administratively complete filing and that Mr. Rowe had presented an “alternatives analysis” for the parcel. If comments are received from DEP the Commission would keep the public hearing open and review those at its December 10 meeting. Mr. Rowe explained if there were DEP comments he would work with the state agency on its concerns and try to develop a revised plan that would be provided to the Conservation Agent. With the consent of the Applicant the public hearing was continued to December 10, 2014.

#### **Mass Audubon Environmental Education Program 2014-2015**

Review Proposal for education workshops, classes for HWRSD  
Academic Year 2014-2015  
HCC to take vote on funding

Mr. Glidden moved to approve payment of \$4,947.65 for Hamilton’s share of Mass. Audubon Environmental Education Program 2014-2015. George Tarr seconded the motion. The Commission voted unanimously in favor of the motion. Mr. Hankin noted that he tallies the bills to track when and if the Commission will need to consider funding Wenham’s share of the program. In the last couple of years the fees received by HWRHS from students have covered Wenham’s share.

#### **Acceptance of minutes of October 22, 2014 and November 5, 2014**

Mr. Glidden moved to accept the minutes for October 22, 2014 and November 5, 2014. Mr. Tarr seconded the motion. The Commission voted unanimously in favor of the motion.

Mr. Cronin moved to adjourn. Mr. Tarr seconded the motion. The Commission voted unanimously in favor of the motion. The Commission adjourned at 7:25 p.m. The Commission’s next meeting is on Wednesday, December 10, 2014.

Minutes submitted December 3, 2014 by Jane Dooley