

Hamilton Conservation Commission
Minutes of Meeting of December 16, 2015
Meeting held at Hamilton Town Hall

Commissioners present:

Richard Luongo, Chair, Virginia Cookson (arrived at 7:15 p.m.), Chris Currier, Bob Cronin, Keith Glidden (arrived at 7:08 p.m.), George Tarr

Staff present:

Jim Hankin, Conservation Agent
Bill Redford, DPW Director

Others present:

Michele Stecyk
Richard Burke
Travis James
Bill Nolan
Thomas Fleming
Dan Johnson
Gretel Clark

Richard Luongo opened the meeting at 7:00 p.m. and mentioned that the meeting was being recorded.

Notice of Intent (Public Hearing to be continued to January 13, 2015 at request of Applicant)

470 Essex Street

Construct single family house, septic system and associated activity in No Build and No Disturb Zones

Discussion ensued with abutters about applicant's request for multiple continuations of public hearing and how the Conservation Commission expects to see a full site plan with septic system plan at the January 13th hearing; or the NOI application may have to be re-filed. Conservation Agent Jim Hankin noted that he has made the same point to Bill Manuel, wetland consultant, representing the applicant. Mr. Hankin noted that after the applicant is heard at the January 13th hearing and hearing is closed the Conservation Commission has 21 days to issue or deny a permit.

Request for Determination of Applicability

186 Echo Cove Road

Dan Johnson representing the applicant

Septic designer Dan Johnson describes proposed septic design for one bedroom structure, where wetlands have been flagged, within 100' buffer zone and 50' away from wetland. The 1,500 septic tank will be located 58' from closest point of wetland (Chebacco Lake), and 52' from leaching area. The BOH has approved the septic system design. The existing cesspool will be abandoned in place.

Mr. Hankin reported on his site visit to the small bungalow on the lake and noted that the proposed septic system is similar to other systems that have been approved in the area. The septic system will take five to seven days to install, 125 to 175 cubic feet of fill will be brought in for the installation. Not much stockpiling of material is expected to occur at the site.

Keith Glidden moved to issue a Negative Determination. Bob Cronin seconded the motion. The Commission voted 5-0-1 with Virginia Cookson abstaining since she just arrived at the meeting.

Request for Determination of Applicability

27 Juniper Road

Dan Johnson representing the applicant

Mr. Johnson described how the existing septic system is in the front yard and there are wetlands along the northern side of the property. The existing septic tank will remain in same location and leaching area replaced with Presby system outside of 100' buffer zone. From 70' to wetland a 2' deep, 42' long pipe will be replaced. Stockpiling of top soil will be done until it is replaced for loaming and seed. The BOH has approved the septic system design.

Mr. Glidden moved to issue a Negative Determination. Bob Cronin seconded the motion. The Commission voted unanimously in favor of the motion.

Certificate of Compliance

182 Lake Drive

Dwelling reconstruction

DEP file number 172-0554

Mr. Hankin describes the previously dilapidated dwelling where property owner was going to have a stone mason reconstruct the dwelling. The project was finished in 2013 and a closing has been scheduled with a buyer. Diseased hemlock trees were removed, a new septic tank installed, and house was reconstructed on the same footprint. All landscape plantings are established. Work done was outside of wetlands and there was no incursion into the wetland.

Ms. Cookson moved to issue a Certificate of Compliance for 182 Lake Drive. Mr. Tarr seconded the motion. The Commission voted unanimously in favor of the motion.

Discussion items

HWRSD sent a thank you note to the Commission for its continued support of the Audubon education program for the HWRSD elementary schools.

Bill Redford, Patton Park paving project

Bill Redford spoke to concern from resident about storm-water runoff in Patton Park parking lot near pool site running toward Weaver Pond. He reviewed how the former parking lot in the area was very small and sheet flow from lot ran into the pond. The new lot was pitched in such a way that runoff was away from state highway Route 1A. Sheet flow is directed toward natural ponding area at the north end of the zip line in the Patton Park playground. He

suggested that a shallow catch basin could be connected to an existing discharge pipe. Mr. Redford mentioned that no erosion has been seen in the area due to storm events and that pond bank remains stable. All work was done outside of 50' from the pond edge. The berm around the parking lot has two openings including one at the natural low point. Mr. Tarr noted that no heavy rain event had occurred since the new paved parking lot was installed at the flat site.

Discussion ensued about low area at the site where water puddles temporarily, how wood chips have been installed in the playground, and that one of the headwalls in the pond had been filled in. It was noted that there has been little rain and as a result high flow of runoff has not been seen at the parking lot site. Mr. Redford described how a shallow swale could be constructed to direct sheet flow off of parking lot and out of Weaver Pond. Also noted is that runoff should be directed away from the playground.

Notice of Intent

135 Lakeshore Avenue
Bill Nolan representing the applicant
Thomas Fleming, owner

Mr. Hankin explained that DEP has not issued a file number yet but an online submission of NOI was done on December 3, 2015 so the matter will have to be continued to January 13, 2016. Architect Bill Nolan had filed the NOI and plans. An emergency certification was issued for the site in order to repair a collapsed rear addition and that work is occurring now. The building inspector has certified this property as a threat to public safety until then rear is stabilized. Travis James noted that work with an excavator is being done with removed material put in dumpsters. Some of the Commissioners attended a recent site walk.

The Commission opened the public hearing for the full re-development of 135 Lakeshore Avenue. Mr. Nolan is proposing reconstruction of the dwelling on the existing footprint. One change would be a conforming egress that connects all of the levels and complies with code (1' difference on common driveway side). The roof area would change slightly due to the change in pitch with gutters and downspouts used. A conventional septic tank and leaching system is located behind the house on the side away from the lake.

The topography of the site has a slight pitch from the structure to the lake. Discussion ensued about how more detail would need to be provided to the Commission about where roof runoff would be directed relative to potential erosion from severe storm events, increase in impervious surface, septic design that is Title 5 compliance, and possible dock replacement. The existing roof is a shed roof which would be replaced with a hip roof. The driveway will remain as gravel.

Discussion ensued with neighbors (Pillai Ajit and Rao Anupama, 133 Lakeshore Ave, Jean and Paul Fucillo, 2 White Road) about how side door is going to be replaced with a window and property will have a front entrance and exit to the deck. Mr. Nolan noted that minimal foundation work will be done at the site and construction vehicles will use shared gravel driveway (paper road) to site. He suggested that timing about when work will occur will be known better at the January 13, 2016 meeting.

Mr. Glidden moved to continue the public hearing until January 13, 2016 since the Commission needs to receive a file number from DEP. Mr. Tarr seconded the motion. The Commission voted unanimously in favor of the motion.

Gretel Clark, degradation of wetland with leaves and trash

Gretel Clark presented photographs of leaves that had been dumped in wetland area on Porter Lane. She suggested that a notice could be sent out to homeowners indicating that dumping of leaves is not allowed in wetlands on their properties. The Commission mentioned that some property owners were notified when neighbors brought a similar situation to the Commission's attention. The Commission receives complaints every year and sends a boilerplate letter to an identified neighborhood about why organic material should not be dumped in the wetland.

Vote Minutes for November 4, and November 18, 2015

Mr. Glidden moved to accept the minutes for November 4 and November 18, 2015. Mr. Cronin seconded the motion. The Commission voted unanimously in favor of the motion.

New Business: Camera for the Conservation Agent

Mr. Hankin will research cameras to replace his malfunctioning camera used in his capacity as Conservation Agent and present information to the Commission at its next meeting.

Mr. Cronin moved to adjourn. Ms. Cookson seconded the motion. The Commission voted unanimously in favor of the motion. Commission adjourned at 8:29 p.m.

Minutes submitted January 11, 2016 by Jane Dooley