

**Hamilton Conservation Commission
Minutes of Meeting of Feb. 27, 2013
Meeting held at Hamilton Town Hall**

Commissioners present:

Bob Cronin, Peter Dana, Keith Glidden, Richard Luongo (chair), George Tarr.

Staff present:

Jim Hankin, Conservation Coordinator

Others present for a portion of the meeting:

Bill Manuell

Douglas and Susan Kline

Hugh Collins

The Commission is scheduled to meet at 7:30 p.m. on March 13, 2013. Members and Mr. Hankin are registered for the annual MACC conference is scheduled for March 13, 2013. Site walk is scheduled for March 9, 2013.

Richard Luongo opened the meeting at 7:32 p.m.

Conservation Coordinator Jim Hankin noted that prior to this meeting; commissioners received, by email, copies of a Notice of Intent for 90 Moulton Street.

Notice of Intent

90 Moulton Street

Bill Manuell of Wetlands and Land Management of Danvers

Douglas and Susan Kline, applicants

Hugh Collins, landscape designer

Mr. Luongo opened the public hearing. Mr. Manuell described landscape plan by Hugh Collins, landscape designer. He noted that an Order of Conditions was issued in 2006. There was a house, garage and pool and the OOC was to tear down the existing house and rebuild. The Klins bought the property in 2012 and would like to landscape property and take out logistical problems with driveway and pool wall.

He described the resource areas where the Miles River runs through the site and noted existing driveway before house was torn down that leads to new house, existing garage and pool. Mr. Manuell mentioned the tree line and proposed work that would occur within the existing maintained lawn. He added that Miles River is a perennial river and noted that he had flagged the edge of high water line on the banks of the marsh. In addition, the plan identifies the 200-foot riverfront area where work would occur and he had flagged the wetlands line using an auger. Mr. Manuell noted wetland vegetation and wetland boundary along a distinct slope. He asked for a cold weather delineation waiver and mentioned that he had flagged the site during warmer weather and hoped that Commission could visit the site and work could possibly start in April.

Mr. Manuell mentioned the 100 year flood elevation being contained within the wetland system. He referred to the site plan at the road where there is a wide open grassy area and said there

would be a casual reworking of entrance to formalize it with boulders and dry stonewall mimicking other scenic roads in Hamilton. It would not be extensive or intrusive.

He referred to 12% grade at the bottom of the hill that is tricky in the wintertime and Mr. Collins's plan requires a small amount of fill to balance the site and it takes the grade from a 12% to 8%. The guest parking would be formalized and work is in riverfront area in existing lawn. There is a shift in existing driveway that require top and sub soil replacement with sub-material for paving. Also sod would be added to prevent sediment migration.

Mr. Manuell mentioned that timber wall for pool is failing at 17-feet to wetlands and he suggested that proactive work be done. It would be replaced with a vertical concrete wall due to space constraints. A boulder wall would be used in one quarter and fill would be used to raise level of grade behind wall. Patio would be expanded as part of leveling off and this is outside of the 25' No Disturb Zone. Other features on the plan include creating a new bluestone patio off of the lower level and proposed extensive plantings around the site. Mr. Manuell reiterated that proposed work is all within existing lawn area. .

Mr. Collins noted that small equipment would be used for excavation so larger machinery can be used for construction of retaining wall. He added that there is an existing concrete deck around the pool that would be expanded to increase functionality and create a more natural looking yard. Collins reiterated importance of dealing with failing timber wall. He described how limited fill would be used at the site for stabilization. In addition, the boulder wall is 2' high. Also, an erosion barrier will be used.

Mr. Manuell reiterated that work would be contained in existing developed area with no grading other than raising wall. Discussion ensued about increase in impervious surface relative to runoff, where there is a subtle swale near driveway that carries water down around septic system but it does not reach wetland. The swale would be recreated with proposed contours. Another swale on hillside prevents sheet runoff. He explained how previous homeowner had done a good job managing runoff with crushed stone and corrugated plastic pipe. Discussion ensued about covers for a septic system component that contains pumps. Flood zone used is from 2012 map.

Commission will conduct a site walk on March 9 at 8:15 a.m. Mr. Glidden moved to continue the public hearing. The applicant consented to the continuance. Mr. Dana seconded the motion. The Commission voted unanimously in favor of the motion. Mr. Hankin noted that the public hearing would be continued to the Commission's next meeting on March 13, 7:30 pm Hamilton Town Hall.

Agenda items for March 13 meeting

Mr. Hankin described how the 80-plus acre Pirie property on Bay Road that abuts the cemetery is being considered by Selectmen as part of Town's right of first refusal option since property has a buyer, corporation in Boston, and sale price is \$4.125 million. He noted that a Commission member would be sought to serve on the Town committee that is considering the right of first refusal option who can represent wetlands interest within the Town's 120 day deliberation period.

Mr. Cronin suggested that there could be consideration to expand the cemetery. Mr. Hankin explained that the developer is interested in locating six single family lots on the site. Discussion ensued about how one-third of the property could be wetlands.

Discussion on 203 Essex Street

Mr. Hankin explains that there is an apparent artificial dam to create an ice skating area hockey rink on the property. He shows the Commission photographs of site of boards placed directly in the stream to create an impoundment of water which would freeze to create the skating area. Mr. Hankin refers to the enforcement policy that the Commission has created for this purpose. Commission Chair directed Mr. Hankin to issue a Violation Notice pursuant to the Policy to address the problem.

Mr. Glidden moved to approve the minutes of February 13, 2013. Mr. Cronin seconded the motion. There was no discussion. The Commission voted unanimously in favor of the motion.

Hankin described the process for attending MACC meeting.

Mr. Cronin moved to adjourn. Mr. Glidden seconded the motion. There was no discussion. The Commission voted unanimously in favor of the motion. Commission adjourned at 8:06 pm.

Minutes submitted March 4, 2013 by Jane Dooley