

**Hamilton Conservation Commission
Minutes of Meeting of April 25, 2012
Meeting held at Hamilton Town Hall**

Commissioners present:

Stacy Carpenter, Virginia Cookson (7:50), Robert Cronin, Peter Dana, Keith
Glidden (7:44), Richard Luongo (chair), George Tarr

Staff present:

Jim Hankin, Conservation Coordinator

Others present for a portion of the meeting:

Robert Griffin, consultant
Jeffrey Allsopp, consultant
Adriano Taugino, landowner, 182 Lake Drive

The Commission is scheduled to meet at 7:30 p.m. on May 9 and 23, 2012 at Hamilton Town Hall. Site walk is scheduled for Sat. May 5.

Richard Luongo opened the meeting at 7:30 p.m. □ Conservation Coordinator Jim Hankin noted that prior to this meeting Commissioners received copies of a memo from abutters to 182 Lake Drive regarding a scheduled public hearing; a print-out from the Department of Environmental Protection (DEP) website assigning a file number to the proposed project at that address but not yet providing DEP comments; and a memo and e-mail from the Open Space Committee requesting appointment of members.

Notice of Intent

182 Lake Drive

Adriano Taugino, applicant; Robert Griffin, representative

Renovate and expand existing single-family dwelling; mitigation proposed within no-disturb zone (NDZ)

Peter Dana recused himself from consideration of this filing because of a business relationship with the applicant. He remained at the Commission table but did not participate in discussion.

Consultant Bob Griffin displayed a site plan and pointed out wetlands on both sides of the small, narrow lot, which is entirely within Commission jurisdiction. The applicant proposes adding a second story to the front portion of the existing house, which is now boarded up; a 200 square foot addition at the back; and a chimney where the front entrance is now located. Mr. Griffin said no bedrooms would be added. The existing septic tank is too close to the house to remain in place if the rear addition is constructed, so a new 1500 gallon septic tank is proposed, to be sited further back in the back yard; existing septic chambers would be unchanged. The owner wishes to construct stone walls along the west and east property lines with 4' privacy fences above them, which would require some grading; create a new entrance at the side of the house and replace the existing gravel driveway in that area with a cobble paver driveway; and add fill at the southwest corner of the parcel behind the house to accommodate a fire pit, seating area, and hot tub. Mr. Griffin said these changes would improve stormwater drainage. He proposed mitigation planting in a 330 square foot strip across the south (rear) property line, to include 18 shrubs and 3 trees. He noted that the owner requests permission to place a fence within the no-disturb zone at one

end of the east property line, but that the stone wall would stop at the border of that zone 25' from the wetland line. The proposal calls for removal of some existing trees and undergrowth, and replanting as lawn. The site plan shows erosion control measures.

Mr. Luongo invited public comment; there was none.

Commissioners scheduled a site inspection for May 9. Mr. Griffin agreed to a continuance.

Keith Glidden made a motion for the Commission to continue this matter to May 9. Stacy Carpenter seconded the motion. VOTE: Unanimous.

Notice of Intent

122 Gregory Island Road

Jeffrey Allsopp, applicant and consultant

Demolish and reconstruct a dwelling with associated site work

Jeffrey Allsopp described the proposed replacement of an existing 1-story house and garage on the causeway just off Gregory Island with a 2-story home on a larger footprint that would include most of the footprint of the existing house. It would be owned by Bill and Carol Thedford, who were present in the audience. Mr. Allsopp displayed a site plan of the existing structures, aerial and site photos, and several site plans showing the proposed new house and proposed changes to paved and graveled areas. He pointed out where a previously approved but not yet constructed septic system would be installed concurrently with construction of the house. The proposed L-shaped house would have a deck at the inside corner, and a short, wide driveway of pervious pavers or pervious asphalt would lead from the 2-car garage under the house. The property has been unoccupied for some time.

The lot abuts Chebacco Lake and the entire parcel is within Commission jurisdiction; Mr. Allsopp said resource area has been flagged. There are wetlands to one side of the property and across the street. The existing garage, part of a paved pad between it and the house, and part of the existing gravel driveway are in the no-disturb zone (NDZ) within 25' of the edge of wetlands (EOW); the house and the rest of the paved pad and gravel driveway are in the no-build zone (NBZ) between 25' and 50' from EOW.

Mr. Allsopp discussed with commissioners the water table in the area and evidence indicating the high water line during extreme storms such as the Mother's Day storm of 2006. The design includes no cellar and at its lowest, the foundation slab would be 3" above the high water line. He said there was past dumping and filling in a wetland area on the parcel. He noted that neither the existing house nor the proposed new house meet setback requirements along the side property line; the new structure would be slightly further from that line than the current one is. He requested permission to grade in the NDZ to create a gentle slope away from the house. He proposed a rain garden in the location now occupied by the existing garage and submitted a list of proposed species; native ground covers would be installed around the house.

He said an existing retaining wall along the lake and an existing dock pad would remain in place. No dock is proposed at this time but such a proposal might be made later.

In response to a question by Mr. Hankin, Mr. Allsopp indicated he has not consulted the zoning administrator regarding this proposal. Mr. Hankin said he would investigate whether this is necessary, given the nonconforming setback at the side property line.

Because Mr. Allsopp was unavailable on the date of the Commission's regularly scheduled site walks, commissioners agreed to visit the property with him on Mon. May 7 at 6:30 p.m. He agreed to a continuance.

Stacy Carpenter encouraged the applicant to add a dock to this filing if contemplating installation of one in the next 5 years. They briefly discussed dock designs they observed in recent project filings.

Keith Glidden made a motion for the Commission to continue this matter to May 9. Virginia Cookson seconded the motion. VOTE: Unanimous.

Appointments

Mr. Hankin updated commissioners about the change in the status of the Open Space Committee (OSC). The Town Manager reduced the number of standing committees; going forward the OSC will function as a subcommittee of this Commission, and the Commission, not the Board of Selectmen as in the past, will appoint its members. The volunteer coordinator for the OSC submitted a list of names for appointment and separately requested appointment of a number of associate members, who would participate but not vote. The OSC will continue to be subject to state open meeting and ethics laws. Keith Glidden recommended that the Commission ask the OSC to submit a draft charter for Commission consideration.

Peter Dana made a motion for the Commission to appoint to the Open Space Committee the individuals listed in an April 23, 2012 memo to the Commission and an April 25 e-mail: as members of the OSC, Gretel Clark, Michele Stecyk, Jackie Hodge, Fred Shepard, Zach Peters, and Nancy Baker, to terms expiring as specified in that memo; as associate members, Susanna Colloredo-Mansfeld, Chris Davis, Ann Getchell, and Paul Penner. Mr. Glidden seconded the motion. VOTE: Unanimous.

By general consent, the Commission adjusted the meeting schedule for June 2012; meetings will take place on Wednesday June 20 and 27.

Robert Cronin made a motion for the Commission to adjourn at 8:38 p.m. Ms. Carpenter seconded the motion. VOTE: Unanimous.

Minutes submitted April 27, 2012 by Ann Sierks Smith