



Town of Hamilton
Conservation Commission
 Meeting Minutes of September 10, 2025

Pursuant to the Open Meeting Law, MGL Chapter 30 A, §§ 18-25, written notice posted by the Town Clerk delivered to all Commissioners, a remote meeting of the Hamilton Conservation Commission was posted for September 10, 2025 at 7PM via Zoom. *This meeting was recorded.* Commissioners: Sandy Codding, Virginia Cookson, Denise Kelly, Nancy Baker, Jeremy Foster.

CALL TO ORDER: The Chair convenes the meeting pending the establishment of a quorum. The following items shall be addressed in order, subject to the discretion of the Chair and the Members

Chair Nancy Baker called the meeting to order at 7:00 PM. She identified the meeting was being recorded and those present:

V. Cookson, N.Baker, D.Kelly, S.Codding. Not present: J.Foster.

Also present: Bethany Barstow, Conservation Agent. Others present as noted in the minutes.

PUBLIC MEETINGS AND HEARINGS:

Continued Notice of Intent: MassDEP #172-0661, 45 Central Place, Hamilton, MA.

Applicant: Lorraine and Leo Kulhavy

Project: Proposed dining/den room extension and rebuild of an existing bathroom to an existing cottage. Most of the proposed work is located within the 100-foot buffer zone.

L.Kulhavy said they contacted Mike DeRosa of DeRosa Environmental who is going to come out to look at the site, but he is extremely booked up. They also contacted Bob Griffin and Bill Manuell about the requested wildlife appendix A study, and both said it is not required for what they are looking to do, and noted it is quite expensive; the Kulhavys are requesting. She noted on the site map where the erosion controls would go to protect the wetlands. Chair Baker stated a waiver was required as this is within the 50 foot buffer zone, and the Commission is looking for confirmation of the wetland flagging. She added the erosion controls need to be very close to the house to be outside the 25 ft no disturb zone, which was not marked on the site map. Chair Baker explained the rationale of the appendix A wildlife review but acknowledged the homeowner was getting conflicting information and there was a disconnect between the Commission and the consultants.

Because the wetland delineation was still pending, the Commissioners agreed to continue the hearing.

Vote: *The Commissioners voted 3-0-1 to continue the public hearing for 45 Central St. until September 24, 2025 with S.Codding abstaining.*

Request for an Amended Order of Conditions (OoC) #172-0641 135 Bridge Street & #172-0640 155 Bridge Street

Applicant: Jack Sullivan and Angus Bruce

Project: The application includes proposed reconstruction/ redesign of an approved plan.

Chair Baker explained the applicants requested an amended order of conditions for the original order issued on February 22, 2023. The wetland delineation was based on an ORAD – Order of Resource Area Delineation approved by the Commission on February 2, 2021.

Regarding site #4/155 Bridge, A.Bruce said he was no longer interested because he was unable to get the site to perc and building as proposed with a 15% driveway grade was unacceptable to him. He would like to focus on the other site where he did find a new perc. He reviewed the site plan and stated he would not use the large block walls; it will be a less impactful stone wall. The plan overall is less impactful. He pointed out there is significant bittersweet infestation he would be able to remove with minimal disturbance in order to save the trees. He reduced the driveway size which minimized the impact to the trees from the plan approved in 2023. His request was to work up to the 50 foot buffer and building in the 75 foot buffer zone. S.Codding reiterated he views the wetland along the street as low value wetland, and supported the proposed change to the plans. Chair Baker observed there have been a lot of issues with the sites on Bridge St with erosion problems and the Commissioners are trying to do their due diligence. A.Bruce committed to hire consultants to install the erosion controls because of the enormous number of controls needed for this site. He will do a lot of work quickly, stabilize the site, and contact the town to inspect the controls. There was further discussion about the erosion controls.

A.Bruce noted the new design reduced the amount of water off the driveway as it is far less steep and would have less impervious surface, and less velocity to the runoff. Discussion continued regarding the design and appearance of the rock wall. There was some disagreement among the Commissioners regarding the presentation of the site plan. V.Cookson believed the plans were messy and unclear, and S.Codding preferred to be able to see both the prior design and the new design on the same plan.

The Commissioners discussed the OoC and further discussed the erosion controls including use of hay as part of them.

Vote: *The Commissioners voted 3-1-0 by roll call to close the public hearing for 135 Bridge St. with V.Cookson voting in the negative.*

Vote: *The Commissioners voted 3-1-0 by roll call to approve the amended application for 135 Bridge St. with V.Cookson voting in the negative.*

A.Bruce asked the Commissioners if they would entertain the idea of a driveway in the 25/50 foot no disturb zone on the other site, 155 Bridge St. He described the original plan approved and the issues with it, compared to what he would like to do. Chair Baker clarified this was new construction and the 50 foot is a no disturb zone, the applicant would have to request a variance under the bylaw if there is justification for it, but there does not appear to be a hardship situation. A.Bruce will consider if there is a feasible plan that the Commissioners will accept.

MINUTES: June 25, 2025; July 23, 2025; August 13, 2025; August 27, 2025.

Vote: *The Commissioners voted 3-0-1 by roll call to approve the minutes of June 25, 2025 & July 23, 2025. N.Baker abstained as she had not read them.*

Vote: *The Commissioners voted 3-0-1 by roll call to approve the minutes of August 13, 2025 & August 27, 2025. V.Cookson abstained as she had not read them.*

ENFORCEMENT ORDERS/VIOLATIONS:

Bridge St – no update.

Other Violations – there were none.

New/Other Business:

HWRS (Hamilton Wenham Regional School) Scope request – Kyle Rowan of Gale Associates was present on behalf of the Hamilton Wenham Regional School District. He noted the sports project at the HWRS is substantially complete, except for some punch list issues including fencing, netting, equipment, etc. They plan to submit an application for a Certificate of Compliance in October. The dark-sky compliant review should be completed soon as well. The School would like to do some additional maintenance while the contractor is on site, and pave the access road behind the gymnasium. They will not be increasing the impervious area; it will be exactly the same footprint. The access road is in poor condition and it would be easier to complete it now while the contractors are engaged and it is under permit. It would be a significant cost increase to do this later as a separate application/contract. Also, the erosion controls are all still in place. The Commissioners agreed this is a maintenance activity.

- Potential new member intro – no one was present.
- The next Conservation Commission meeting is currently scheduled for September 24, 2025.

Adjournment – *The Commissioners voted unanimously to adjourn at approximately 9:00pm.*

Documents:

45 Central Place: [Notice of Intent Letter](#)

[NOI State Submission](#)

[Stamped Site Map](#)

[Building Plan](#)

[As Built of Septic](#)

[Asbury Grove Acceptance of Plan](#)

[Parties of Interest Certification Letter](#)

[Abutters List](#)

[Map of Asbury Grove](#)

[Proposed Location of Materials](#)

135 Bridge Street & 155 Bridge Street; [Amended Order of Conditions Plan](#)

[Request to Amend OOC](#)

[135 Bridge Street Amended Plan](#)

[135 Bridge Street Order of Conditions](#)

[Lot 4 Septic Plan](#)

3. Minutes: [8.27.2025](#), [8.13.2025](#), [6.25.2025](#), [7.23.2025](#)

Respectfully submitted by D. Pierotti, Recording Secretary, 9.14.25.

The minutes were prepared from video.