



APPROVED MINUTES
COHASSET CONSERVATION COMMISSION
DATE: 1/20/22 TIME: 6:30 PM

IN ATTENDANCE

CHRIS MACFARLANE (CM), Chair
JUSTIN PIMPARE (JP), Vice Chair
TOM BELL (TB), Member
TRISH GRADY (TG), Member
KATHY BERIGAN (KB), Secretary (*At 7 PM*)

STAFF IN ATTENDANCE

CHARLOTTE PECHTL (CP), CONSERVATION AGENT
ANGELA GESO, ADMINISTRATIVE/RECORDING SECRETARY

ASSOCIATE MEMBER IN ATTENDANCE:

CHRIS MCINTYRE (CMC)

6:30 PM: **CALL TO ORDER - ROLL CALL ATTENDANCE**
T. Grady- Aye; J. Pimpare – Aye; C. Macfarlane – Aye; T. Bell – Aye; C. McIntyre – Aye

NOI 21-12: **12 Hobart Lane (*con't to 2/3/22 at owner's request*)**

NOI 22-02: **172 South Main Street - Septic Replacement**

In attendance for agenda item: Jeff Hassett/Morse Engineering

Documents to support agenda item: NOI Application, Site Plans

The system failed its Title 5 inspection and is being replaced with a new HOOT treatment tank and pump chamber. The project requires a variance for work within the 50-ft. buffer zone. CP visited the site and said the location is ideal given restrictions of the site. She also saw evidence of test pits being dug out. TG asked about another option for septic placement, but CP said vegetation and ledge in front make it difficult to put the system anywhere else.

MOTION: **By Vice Chair Pimpare to close the public hearing and issue a variance for work within the 50-ft. buffer zone at 172 South Main Street.**

SECOND: Trish Grady

ROLL CALL VOTE: T. Grady- Aye; J. Pimpare – Aye; C. Macfarlane – Aye; T. Bell – Aye

MOTION PASSES: 4-0 Unanimous

MOTION: **By Vice Chair Pimpare to close the public hearing and issue an Order of Conditions for a proposed septic upgrade at 172 South Main Street.**

SECOND: Tom Bell

ROLL CALL VOTE: T. Grady- Aye; J. Pimpare – Aye; C. Macfarlane – Aye; T. Bell – Aye

MOTION PASSES: 4-0 Unanimous

RDA 22-02: **400 CJC Highway: (*no one to represent applicant at hearing: con't to 2/3/22*)**

SWP 21-43: **279 North Main St – Raze and Rebuild Dwelling - (*con't from 1/6/22*)**

In attendance for agenda item: Jeff Hassett/Morse Engineering

Documents to support agenda item: SWP Application, Site Plan

(Vice Chair Pimpare listened to the tape from 1/6/22, all set for hearing)

This Stormwater Permit is for roof runoff only. JP said it sounds like an administrative issue that won't impact the stormwater calculations but could trigger a Notice of Intent (NOI) or Request for Determination of Applicability (RDA). CMC asked about wetlands on the other side of the train track which JH was not aware of. He said the

tracks abut the house to the rear of 279 North Main Street, but potential wetlands are on the other side of the track. TB said they are state wetlands and should've been investigated. JH said that based on GIS the limit is about 90-ft. from wetlands and he suggests moving forward with the stormwater permit and follow up with a Notice of Intent (NOI) or Requested for Determination of Applicability (RDA) if needed. JP said a wetlands delineation should be performed and if any disturbance is within the 100-ft. buffer zone then the applicant must file an RDA or NOI to supplement the SWP and no work should be initiated prior to this decision.

MOTION: By Vice Chair Pimpare to issue Stormwater Permit 21-43 for work proposed at 279 North Main Street.
SECOND: Member Bell
ROLL CALL VOTE: T. Bell – Aye; C. Macfarlane – Aye; J. Pimpare – Aye; T. Grady – Abstain; K. Berigan – Abstain.
MOTION PASSES: 3-0-2 (Secretary Berigan and Member Grady abstained)

SHOW CAUSE HEARING: SOHIER STREET GAS STATION – WAYNE SAWCHUCK

Mr. Sawchuck cut off the top of a damaged tree and removed some damaged shrubs but didn't do anything else. He just wants to get damaged trees off his property so he can clean up the area of brush. CM said where the trees are leaning could cause a safety issue and anything done to improve the area is good.

MINUTES FOR APPROVAL:

April 8, 2021: Motion to approve by CM; seconded by JP; roll call vote CM – Aye; JP – Aye; KB – Aye; TG – Aye
Motion passes 4-0

July 15, 2021: Motion to approve by CM; seconded by JP; roll call vote CM- Aye; JP – Aye; KB – Aye; TB – Aye; TG – Aye

Motion passes 5-0

November 18, 2021: Motion to approve by CM; seconded by JP; roll call vote CM – Aye; JP – Aye; KB – Aye; TB - Aye

Motion passes 4-0

January 6, 2022: Motion to approve by CM; seconded by JP; roll call vote CM – Aye; KB – Aye; TB – Aye
Motion passes 3-0

**Only those in attendance can vote on minutes taken for each meeting*

CERTIFICATE OF COMPLIANCE: 580 JERUSALEM RD

In attendance: Jim Riordan (JR) /Weston & Sampson; Shawn Hardy (SH) /Hardy & Man; Jan Hanzl/Applicant
As part of the Stormwater Modeling Peer Review, Mr. Riordan said the primary focus of the 1/19/22 peer review involved pre- and post-conditions for the site. The lot is 24,808 sq. ft. and the dwelling is 2,329 sq. ft. The as-built plan was 200 sq. ft. larger than what was approved. In summary, Mr. Riordan said pre-construction showed the pre-existing conditions and post-construction showed updates that are all impervious. The TR-20 is considered an appropriate tool for stormwater monitoring. Sizing and installation of Cultech infiltration chambers should be confirmed by an engineer. Runoff rates and volumes were modeled accurately, and modeling results appear to be correct. TB said there are no numbers for runoff as prepared, but JR said they didn't remodel but reviewed modeling that was provided and felt it made sense. SH confirmed the installation of front and rear chambers and roof leaders going in the right direction and that the TRA (total runoff area) can be easily explained. The as-built front is 1,586 sq. ft. and the as-built back and garage is 615 sq. ft. of infiltration. SH said as far as off-site improvements, Mr. Hanzl is going to Planning to see if improvements made to the site can stay or have to go. The deed lists two (2) separate parcels that were combined into one (1) parcel. JP asked CP to provide photos verifying the installation and sizing of the infiltration chambers. SH confirmed the depth of stone above the chambers and said the design is adequate and grading was done after the fact. CM said this is not the first project the commission has seen with encroachment on public land and the commission should look into this. TB would've required some sort of infiltration at the base of the driveway before it spilled out to Jerusalem Road but it wasn't done. CM wants to condition the certification with confirmation invoices received within five (5) business days, but JP wants it to be seven (7) days and also that the confirmation is acceptable to the chair and the agent.

MOTION: Made by Vice Chair Pimpare to issue a Certificate of Compliance to the project at 580 Jerusalem Road with the specific condition that confirmation of property sized Cultech chambers be acceptable to Chair Macfarlane and Agent Pechtl and be submitted seven (7) days from today on January 28, 2022.

SECOND: Member Bell
ROLL CALL VOTE: CM- Aye; JP – Aye; TB – Aye; KB – Aye.
MOTION PASSES: 4-0-1 (Member Grady abstains)

CONSERVATION AGENT REPORT:

- **Pending Orders of Condition:**
55 Gammons Road, 68 Whitehead Rd, 26 Little Harbor Road – deadline is January 27, 2022.
- **Legal Counsel Training:** Monday, January 24, 2022 at 7 pm
- **Harbor Climate Resilience Meeting:** Tuesday, January 25, 2022 at 7 pm

PROJECT UPDATES:

- **44 Border** The final inspection from Merrill Engineering is on One Drive. Work to repair the seawall has been done around the water line. CM said one condition was that they have a valid Chapter 91 which he doesn't believe they have. Agent Pechtl will look into this.
- **Atlantica Restaurant:** There is a fence around the parking lot but no one knows why at this time.
- **87 & 124 Elm Street/Harbor Project:** Setting up pre-construction, waiting for Chapter 91 to start full construction. DEP modified plans during the issuance of Chapter 91 and we may need a new plan of record from them.
- **76 Lamberts Lane:** Construction of sport court is complete. Plantings will be finished in spring '22.
- **72 North Main Street:** Construction has started. They have their Chapter 91
- **51 Gammons Road:** They received their Chapter 91 and will start work within the next few weeks
- **74 & 86 Beach Street** – All trees discussed have been removed but there is no dock or revetment wall.
- **Border Street bridge:** – in spring/applied for RDA to repair seawalls and bridge
- **33 Stanton Road:** Waiting for information.
- **Lot F&G Rust Way:** Work should be underway.
- **3, 9 & 15 Diab Lane:** 9 & 15 Diab have a new owner and 3 Diab also has a new owner. Erosion control is in place and basic work is being done. 3 and 9 Diab have permits and 15 Diab needs a sign-off before permit is issued. Development at Diab Lane is still questionable. CM talked of meeting with other boards to discuss projects.
- **80 & 102 Howe Road:** 80 Howe is almost done with repair work. 102 Howe involved removing dead or damaged trees and replicating trees 2 to 1.
- **22 Gammons Road:** The department was given a report of tree cutting on 22 Gammons Road but confirmed the tree was already dead and had fallen.

With no further business to discuss, motion to adjourn made by Vice Chair Pimpare, seconded by Member Bell and approved by a unanimous vote of 5-0 (roll call: CM – Aye; JP-Aye; KB-Aye; TB-Aye; TG-Aye)

Meeting adjourned at 8:30pm