

Conservation Commission
COHASSET TOWN HALL
41 HIGHLAND AVENUE
COHASSET, MA 02025



Steven Ivas
Interim Conservation Agent
Email: sivas@cohassetma.org
Office: 781-383-4100 x 5100
Fax: 781-383-0109

APPROVED MINUTES
COHASSET CONSERVATION MEETING
DATE: MARCH 25, 2021 TIME: 6:30 PM
PRESENTED ON A ZOOM PLATFORM

In Attendance:

Kathy Berigan, Secretary/Treasurer
Trish Grady, Member
Chris Macfarlane, Chair
Justin Pimpare, Member
Maryanne. Wetherald, Vice Chair
Eric Eisenhauer, Member

Associate Members in Attendance:

Heather Sites
Tom Bell

Staff in Attendance:

Jeffrey Summers, Conservation Agent
Angela Geso, Admin/Recording Secretary

6:30 PM: Meeting Called to Order
Roll Call Attendance: K. Berigan-aye; T. Grady -aye-; C. Macfarlane -aye-; J. Pimpare – aye-; M. Wetherald – aye; E. Eisenhauer-aye;T. Bell-aye; H. Sites-aye (6 voting members in attendance)

REORGANIZATION:

With Maryanne Wetherald being elected at Vice Chair, the position of 'Secretary/Treasurer' is open.

MOTION: By Member Pimpare to nominate Kathy Berigan as Secretary/Treasurer.

SECOND: Member Eisenhauer

ROLL CALL VOTE: T. Grady -aye-; C. Macfarlane -aye-; J. Pimpare – aye-; M. Wetherald – aye; E. Eisenhauer-aye;

MOTION PASSES: 5-0-1 (K. Berigan recused from vote)

6:35 PM: SWP 21-11:10 Ocean Ledge Dr – New Construction– 792 Jerusalem Realty Tst

In attendance to represent agenda item: Joseph "Jed" Hannon and Matthew Pike/Atlantic Coast Engineering; Brad Holmes/Professional Wetland Scientist/Ryan Conneely/Applicant

Documents presented to support agenda item: SWP Application, Site Plans

The applicant is proposing to construct a 3,469 sq. ft. dwelling with a 2-car garage and associated landscaping and hardscaping. The proposal meets all criteria for setbacks and lot coverage. There is a utility easement for connection to town sewer and the applicant will dig a trench to install the sewer line to stub. In digging the foundation 5 trees will be removed but will be replaced with similar species or recommendations from the commission. A 4-inch PVC pipe will be installed to capture runoff. Agent Summers said the closest resource area is a marsh associated with Straits Pond that is 170-ft. away from the proposed site. There is a large ledge outcropping near the side of the lot and the home will be sited on the most stable area. Runoff along a riprap swale will be directed into a catch basin on the site. Member Pimpare is concerned about runoff flowing so close to a neighboring driveway and also with the riprap area freezing over in cold weather. Mr. Hannon said the swale will have enough volume and space to intercept the flow and tie it into the catch basin. The plan does meet DEP requirements for best management practices. Mr. Pike explained that a stone trench

should accommodate the flow and the trench also has more storage at the riprap. Infiltration chambers were considered but Mr. Pike said because of the grade change the slope had already been built up and he prefers a greener approach or a lawn area to capture runoff. Member Pimpare suggested putting in a trench drain or catch basin to prevent sheet flow going from Ocean Ledge Drive to the neighboring properties. Mr. Coneely said a draining system proposed for all of Ocean Ledge Drive has catch basins every 30-ft. that tie into the main catch basin below and goes into Straits Pond. Mr. Hannon said ledge removal will be done by excavating as opposed to chipping or blasting which is less invasive. The applicant will use a hoe ram which is a hydraulically powered shaft that hammers away at rock and ledge and can further minimize impact. Member Pimpare said if the commission needs to see a revised stormwater plan and also a planting plan. Mr. Hannon said they will address the concerns of the neighbors with ice build-up.

HEARING CONTINUED TO 4/8/21 WITH REVISED PLANS DUE TO STAFF ON 4/1/21.

**6:55 PM: RDA 21-04: 30 Whitehead Rd – Shed/New Garage - Bodell (con't from 2/25/21)
In attendance to represent agenda item: James and Charlotte Bodell/Applicants
Documents presented: Revised Plans**

The proposed shed is within 100-ft. of an Isolated Vegetated Wetland (IVW) which is of concern to the commission. Mr. Bodell said he has made modifications to the plans and will go before the Zoning Board if the application is approved by the commission. There will be 5 winterberry bushes planted along the back edge of the existing slope. With the shed now being entirely situated on the auxiliary driveway there will be no need to pin the construction to ledge. Member Pimpare sees the project as a significant improvement to the property with no worse than 18-ft. inside the buffer zone. As a point of clarification, Chair Macfarlane said that under most typical situations the commission recommends to avoid work with the buffer zone but because the area is already disturbed the impact to the buffer zone won't be significant.

MOTION: By Member Pimpare to close the public hearing for RDAS 21-04 for work proposed at 30 Whitehead Road and issue a Negative 3 determination with the following conditions:

- Siltation barriers must be installed prior to the start of construction and be acceptable to the Conservation Agent;
- Five (5) winterberry shrubs of a minimum 2-ft. in height be installed along the back edge of slope

SECOND: Vice Chair Wetherald

ROLL CALL VOTE: C. Macfarlane -aye-; J. Pimpare – aye-; K. Berigan – aye; M. Wetherald – aye; E. Eisenhauer-aye; T. Grady -abstain

MOTION PASSES: 5-0-1 (T. Grady abstained)

**7:10 PM NOI 21-12, SWP 21-10; Lot 25 Whitehead Rd- New Construction
In attendance to represent agenda item: Jeff Hassett/Morse Engineering
Documents presented: NOI & SWP Application, Site Plans**

The project involves the construction of a new single-family dwelling at Lot 25 that previously served as a parking area for 62 Whitehead Road. The lot is approximately 2.41 acres and has frontage on Whitehead Road. Roof runoff will be directed towards the pervious driveway in the front and to a trench in the rear. Stormwater will be held back because the only impervious area is the roof. There is a 12-ft. wide right-of-way that is used for beach access in the neighborhood. The owners are planting a privet hedge along the path that will not interfere with the right-of-way and will encourage people to still use the path. Mr. Hassett explained that the two lots are in common ownership and are approved by land court. In 2018 the Planning Board approved an ANR subdivision plan for the two lots. Chair Macfarlane would prefer to see a buffer created with native plantings as opposed to a privet hedge. Member Pimpare asked for further information on a drain that daylight but does not go down the property.

HEARING CONTINUED TO 4/22/21

7:25 PM: RDA 21-02: 15 Diab Ln — Stormwater Mitigation Alteration *-(con't from 3/11/21)*

No representative of the project was in appearance at the hearing. Agent Summers provided a narrative of the project which had been before the commission in 2016 with three separate stormwater filings for three sites being developed on Diab Lane (3,9 and 15). There was also a Request for Determination of Applicability (RDA) approved and issued for 15 Diab Lane in 2016 but no work was ever done on any of these sites. Member Pimpare asked if we could deny this application and Agent Summers said it would be a "Denial Based on Lack of Information".

HEARING CONTINUED TO 4/22

OTHER BUSINESS

Atlantica Wall Collapse: Owner Ted Lubitz has a new presentation for fixing the wall collapse and will come before the commission at a later date.

Agenda Management: The commission has been dealing with several large agendas with six or more hearings scheduled and discussed ways to manage the meetings. Suggestions included adding a third monthly meeting, seeing if applicants would be willing to postpone to a later date, limiting the discussions and avoiding repetitious comments.

With no further business to discuss, motion to adjourn made by Member Pimpare, 2nd by Vice Chair Wetherald and approved 6-0 unanimous.

Meeting adjourned at 8:45 p.m.