



**COHASSET CONSERVATION COMMISSION**  
**DATE: THURSDAY, JUNE 17, 2021 TIME: 6:30 PM**  
**Meeting Held Via Zoom Platform**

**In Attendance:**

Chris MacFarlane, Chair  
Eric Eisenhauer, Member  
Kathy Berigan, Secretary  
Maryanne Wetherald, Vice Chair  
Tom Bell, Associate Member

**Town Staff Present:**

Steven Ivas, Interim Conservation Agent  
Angela Geso, Administrative Assistant/Recording Sec't  
Meghan Damiano, ZOOM Master

---

**6:30 PM**

**CALL TO ORDER**

**ROLL CALL ATTENDANCE:** BERIGAN-AYE; WETHERALD-AYE; MACFARLANE-AYE;  
EISENHAUER – AYE; BELL - AYE

**MINUTES FOR APPROVAL: APRIL 22, 2021 AND MAY 20, 2021**

Motion made by Member Eisenhauer to approve the minutes for April 22, 2021 and May 20, 2021; Second by Vice Chair Wetherald and approve unanimously 4-0.

**Roll Call Vote:** BERIGAN-AYE; WETHERALD-AYE; MACFARLANE-AYE; EISENHAUER-AYE;

**6:35 PM**

**SWP 21-06: 32 WINDY HILL (NO VOTING QUORUM:CONTINUED TO 7/1/21)**

**6:36 PM**

**SHOW CAUSE/ENFORCEMENT: 83 SPRING ST (CON'T FROM 6/3/21)**

**In attendance to support agenda item:** David Won/Owner; Jeff Hassett/Morse Engineering

An Order of Conditions was issued by the DEP to raze and rebuild a single family home and add utilities to the driveway. The utility work was done in accordance with the permit. Chair Macfarlane said the erosion barrier is just staked wattle and asked what will keep material from migrating into the wetland. Mr. Hassett said the material will be hand-raked away from the toe of the wattle and there are posts installed along the driveway to prevent further encroachment. The width of the road has been 10-ft. since 1955. Mr. Ivas said the existing driveway isn't the same as what is shown on the plans and the area should be more defined. He suggested stabilizing the driveway surface and sides with rip rap. Mr. Ivas is concerned with the driveway spreading between trees along the periphery. Mr. Hassett said the approved plan allows tree pruning to allow 12-ft. of clearance. Mr. Ivas said the area should be staked as shown on the plan and the section in the middle of the drive makes the most sense.

**SITE VISIT 6/24/21 AT 9 AM: YARD WILL BE STAKED; HEARING CONTINUED TO 7/1/21.**

**7:10 PM**

**RDA 21-07: 559 JERUSALEM ROAD (CON'T FROM 6/3/21)**

**In attendance:** Amy Martin/AM Landscape Design; Jane Kringdon/Applicant; Jeff Hassett, Morse Engineering

**Documents:** RDA application, Site Plans and Revised Plan (6/15)

The owner wants to do some repairs and upgrades to existing conditions on the property. Some of the older walls will be skim-coated to improve appearance and durability and a retaining wall that is crumbling will be dug out and replaced with a new corner. The owner also wants to put in a bench and wood-burning fireplace but will need some ledge removal. The ledge will be shaved down or jackhammered from 2-ft. to 1-ft. and the bench will be built over it. The driveway will be reduced to 16-ft. wide and a concrete curve will be replaced with a cobblestone border. 230 sq. ft. of the existing driveway will be removed for aesthetic appeal. A bluestone patio will be reset and expanded by 135-sq. ft.

**MOTION:** By Chair Macfarlane to issue a Negative 3 Determination of Applicability with the conditions that a drop cloth or plywood base be in place to collect mortar and other materials and the area should be cleaned daily

**SECOND:** Member Eisenhauer

**ROLL CALL VOTE:** K. Berigan–Aye; M. Wetherald–Aye; E. Eisenhauer–Aye; C. Macfarlane–Aye

**MOTION PASSES:** 4-0 Unanimous

*(Member Eisenhauer left the meeting at 8:45 pm)*

**7:25 PM** **SWP 21-11: 10 OCEAN LEDGE DRIVE – (CON'T FROM 6/3/21)**

**In attendance to represent agenda item:** Jim Riordan/W&S; Jed Hannon/Atlantic Coast Engineering; Matt Pike/ACE;

**Documents presented to support agenda item:** Revised Site Plan

Mr. Hannon said the plans reflect the addition of native trees for mitigation, a trench drain at the bottom of the driveway and additional drainage structures. The stormwater capacity is three (3) times what is required by the DEP. A test pit conducted at the lowest point of the property showed no high groundwater. Two (2) Cultech infiltration systems were moved to the front yard. Mr. Riordan recommended to conduct test pits as a condition of the Order of Conditions (OOC) before installing infiltration chambers and to have them witnessed by a soil evaluator. Building Director John Hallin suggested putting test pits and perc tests into the building permitting process before the foundation is established. Chair Macfarlane said there is difficulty accessing the chambers and that's why the test pits were done where they were. Mr. Hallin suggested the commission condition the foundation work and the Building Department would adopt their condition. Mr. Ivas said heat tape in the stone trench would be a good thing to put on the plan. Mr. Bell said another concern about the trench besides freezing is sediment. Mr. Hannon said it can be included in the Operations and Maintenance (O&M) for the catch basins, dry wells, Cultech chambers and rip rap swale. Mr. Bell asked about maintenance on the trench and removal of stones every six months but Mr. Hannon said it would depend of the level of build-up and since the system capacity is three (3) times the required capacity the sediment going to the swale is not a major concern but will be treated on a case by case basis. Mr. Pike said the actual stone trench accounts for 70-cu.ft. of the 640-cu.ft being captured and even if the trench totally fails, 570-cu. ft. will still be captured which is more than required. HE added that none of the driveway runoff is directed to the stone trench and the grassed area is the only source of sediment flow. Mr. Ivas is concerned about construction sediment going into the stone trench but the construction sequence calls for the trench to be installed clean and kept that way throughout construction. He requested that a test pit and perc test be required before the foundation is poured. Mr. Hannon agreed to installing a mud sock around the property that would be moved to allow equipment to access the site and then be replaced every evening.

**HEARING CONTINUED TO JULY 1, 2021/**

**7:45 PM** **SWP 21-19: 808 CJC HIGHWAY (Con't to 7/1/21 at the request of Jeff Hassett)**

7:46 PM **SWP 21-20: 125 NORTH MAIN STREET (Con't to 7/1/21)**

### **Conservation Business and Discussion**

**457 JERUSALEM ROAD – GARAGE CONSTRUCTION:** Mr. Bell spoke about a large amount of stone that could possibly be a coastal bank behind the garage and in the buffer zone. Since excavation and fill are not allowed in the buffer zone he questioned how the stone could be removed now that the garage is built. Mr. Ivas did a site visit and didn't see any stone but Mr. Bell said it's only visible by boat.

**44 BORDER ST:** The Chapter 91 license is available. The DEP does not require a water quality certificate if the project is under 5,000-sq.ft. Building Director Hallin is going to the concrete pouring tomorrow. Mr. Bell is representing the commission at the site.

**HARBOR SEA WALL:** Mr. Ivas is suggesting a Generic Notice of Intent for this project.

**76 LAMBERTS LANE:** There are no further problems with the site. The trees that were put in are for privacy and a 20-ft. x 20-ft. cleared area will be replanting with trees. Lighting is an issue but it's not in the purview of the commission. However, the commission wants lights restricted because of impact to the resource area and wildlife functions better in shadows. Chair Macfarlane said a solar array took up space that had been clear cut and Mr. Ivas said if the owner violated a resource area he has to be fined. Chair Macfarlane said if the lighting is brought into a resource area, then the commission can intrude but Mr. Ivas said it would be in a buffer zone and not a resource area. Chair Macfarlane is concerned that once the lights are installed they will not be removed by the town. Mr. Hallin said he has been discussing the lighting situation with an abutting neighbor and that before the next meeting he will talk to town counsel and hopefully have some direction on how to proceed.

**LOT C, DOLAN LANE:** A 'stop work' order was issued on June 10, 2021. Mr. Ivas visited the site and said erosion controls are still not in the right location and that stumps in the back lot were supposed to be consolidated but it hasn't been done. Vice Chair Wetherald suggested a site visit in the next two weeks to see if anything has been done then everyone involved can decide what the next step will be.

### **48 Hour Rule**

**256 NORTH MAIN ST:** A driveway has been cut into the property but no foundation work has been done.

**219 SOHIER ST:** There has been evidence of dumping being done on town property but Mr. Ivas said the owners extended their existing lawn onto town property. The owners want a stormwater permit but Mr. Ivas said not until the trespassing issue is resolved. Mr. Hallin suggested the permit may be a way to address the restoration of town property and Mr. Ivas was amenable to that. He also wants to discuss the issue with the town manager and town counsel to see what the policy is for trespassing on town property. Chair Macfarlane feels the commission should get involved with this issue if there is an existing Order of Conditions on the property.

MOTION TO ADJOURN: cm 9:35 pm mw 2<sup>ND</sup> ROLL CALL TB KB MW CM AYE

Meeting adjourned at 9:35 pm

Conservation Commission  
Minutes of June 17, 2021