



APPROVED MINUTES
COHASSET CONSERVATION MEETING
DATE: AUGUST 26, 2021 TIME: 6:30 PM
PRESENTED ON A ZOOM PLATFORM

6:30 PM: Opening of Meeting - Call to Order
Roll Call Attendance: J. Pimpare-Aye; K. Berigan-Aye; E. Eisenhauer-Aye; T. Grady-Aye; T. Bell-Aye **4 Voting Members, 1 Associate**
Absent: C. Macfarlane
Vice Chair Pimpare is assuming the Chair

Also in Attendance: Charlotte Pechtl/Conservation Agent; Chris McIntyre/Associate Member (not sworn in); Amy Kwessel/Town Counsel for Conservation; Meghan Damiano/ZOOM Coordinator

Introduction of Charlotte Pechtl, New Conservation Agent

6:40 PM: NOI 21-22: 49 Margin St – Raise Boathouse/Garage (con't from 8/12/21)
In attendance to represent agenda item: Paul Brogna/Seacost Consultants
Documents to support agenda item: Revised Plans,

A site visit was conducted on Monday, August 24 at 49 Margin Street with Paul Brogna and several commissioners present. The field topography was done on Sunday, August 15. Revised plans were submitted to staff. The boathouse will be raised and brought back into the upland area and placed on cinder piles to create a new foundation. The driveway will be raised to meet the elevations of the two buildings. Drainage for the new parking area will be directed away from the 100-ft buffer zone and the bulk of the drainage will go to two sets of catch basins on Margin Street or be absorbed into the existing lawn area. Mr. Brogna will work with the building department when the retaining wall is being installed. The boathouse and garage are being raised to be out of the flood zone and comply with flood zone requirements. Member Eisenhauer wants to insure clean fill will be used. Mr. Brogna said clean pervious fill is used for most of the project but gravel can be used on specific areas.

MOTION: **By Member Eisenhauer to close the public hearing for Notice of Intent 21-22 and issue an Order of Conditions for the work proposed at 49 Margin Street with the condition that the soil specifications and location be provided to the Conservation Agent within seven (7) days of being applied.**

SECOND: **By Member Berigan**
ROLL CALL VOTE: **J. Pimpare-Aye; K. Berigan-Aye; E. Eisenhauer-Aye; T. Grady-Aye**
MOTION PASSES: **4-0 Unanimous**

MOTION: **By Member Eisenhauer to issue a variance for work within the 50-ft. buffer zone for the work proposed at 49 Margin Street.**

SECOND: **By Member Grady**
ROLL CALL VOTE: **J. Pimpare-Aye; K. Berigan-Aye; E. Eisenhauer-Aye; T. Grady-Aye;**
MOTION PASSES: **4-0 Unanimous**

7:00 PM: **RDA 21-08: Town of Cohasset – Harbor Maintenance Project**
In attendance to represent agenda item: Jason Federico/Field Engineer-Town of Cohasset; Brad Holmes/Environmental Consultant
Documents to support agenda item: RDA Application and Plans

The town wants to perform maintenance work on revetments, breakwaters, retaining walls and other harbor structures. The project will use Shotcrete which is a derivative of concrete that is shot into open gaps and seams and is intended to improve the safety and quality of the structures. Mr. Federico said the goal is to maintain and restore harbor areas using methods that are as non-intrusive as possible. Repairs to the underside of the bridge will be done at low tide from a barge underneath and any loose materials would be captured by the barge. Precautions to protect the water will be taken. There are ten (10) areas designated for maintenance. Mr. Bell asked about exposed rebar in Area 8 but Mr. Holmes said the RDA is for the Shotcrete application only and if further work is needed the DPW will apply for additional permits. Mr. Federico said at this time the DPW is just trying to make sure the bridge doesn't collapse. Town Counsel Kwessel said the RDA is good for only three (3) years so this can't be a ten (10) year process. Mr. Holmes said the town will do what is needed to complete the harbor maintenance project and keep it cost-efficient.

MOTION: **By Acting Chair Pimpare to close the public hearing for the Request for Determination of Applicability 21-08 for the Harbor Maintenance Project and issue Negative 3 determination with the following conditions:**

- 1. At least 7 days' notice with specific timing of project and tides will be given to the Conservation Agent before any work can be conducted.**
- 2. There will be a pre-inspection meeting between the Town of Cohasset and the Conservation Agent to discuss the exact location of Shotcrete usage in specified areas.**
- 3. Any application process involving materials being sprayed or removed must be approved in advance by the Conservation Agent.**

SECOND: **Member Eisenhauer**

ROLL CALL VOTE: **J. Pimpare-Aye; K. Berigan-Aye; E. Eisenhauer-Aye; T.Grady-Aye;**

MOTION PASSES: **4-0 Unanimous**

7:40 PM: **SWP 21-28: 98 Howard Gleason Rd – Sheperd – Raze & Reconstruct**
In attendance to represent agenda item: John Cavanaro/Cavanaro Consulting; Brendan Sullivan/Cavanaro Consulting; Robert Shepard/Applicant

Documents to support agenda item: SWP Application and Site Plans
Stormwater run-off from the proposed garage and new dwelling will go into two (2) infiltration systems at the front and side of the property. There is no work proposed in any wetlands areas. There were seven (7) test pits done and Mr. Sullivan said they found good materials at depths. Testing after a rain event found some water but no groundwater. There has been a net increase of 6,700 sq. ft. with the proposed dwelling being 4,700 sq. ft. Mr. Sullivan said there is a decrease in volume and rate for all events. The proposed construction does not meet the 6,000 sq. ft. limit for a large home review. There is an existing 20-ft. right-of-way that goes out towards Whitehead Road and the paved driveway will remain. There is a tree line along the silt fence that follows the back of the property and will be maintained.

MOTION: **By Acting Chair Pimpare to issue Stormwater Permit 21-28 for work proposed at 98 Howard Gleason Road.**

SECOND: **By Member Berigan**

ROLL CALL VOTE: J. Pimpare-Aye; K. Berigan-Aye; E. Eisenhauer-Aye; T. Grady-Aye;
MOTION PASSES: 4-0 Unanimous

8:00 PM: **NOI 21-24: 74 & 86 Beach Street – Powers/Stevens – Revetment**
In attendance to represent agenda item: John Cavanaro/Cavanaro Consulting;

Documents to support agenda item: NOI Application and Site Plans
74 Beach Street is owned by Debra Powers; 86 Beach Street is owned by Richard Stevens. Ms. Powers wants access to the harbor via an elevated walkway/pier/float. Mr. Cavanaro said that while siting the project it was found that the edge of the coast was suffering from severe erosion running between both properties and that the erosion is accelerating. The plan is to halt and hopefully revegetate trees that are in rough shape, find a pinpoint with existing stone steps and running along that edge to two (2) large outcrops, and include the stairs as part of the revetment between the two properties. Geotech fabric and backfill will be part of the stone revetment. They would like to establish a smooth edge to allow filter fabric to go down and prevent vines from affecting the rock and put some materials in to save the trees. Member Eisenhauer said some of the trees they are trying to save may be invasive and not worth the effort. Mr. Cavanaro said work will start in the fall and he will work with the Conservation Agent to put an inventory together. There will be equipment used to remove larger stones but the rest of the work will be done by hand. The area is a coastal resource with tidal waters and land subject to coastal flooding (LSCF). The amount of fill needed will depend on what vegetation is being saved. Mr. Cavanaro recommended retaining an arborist. A posting on the Chat Box via ZOOM asked about access to the resource area for the proposed work. Mr. Cavanaro said the access will be through 86 Beach Street but all sourcing and staging happens on 74 Beach Street with temporary access. Mr. Bell is struggling with the idea of building a seawall, bank height and stability but Mr. Cavanaro the vertical barrier provides storm impact control and flood protection and they are trying to save what's left of the area by protecting trees and reinforcing the barrier.

MOTION: **By Acting Chair Pimpare to close the public hearing for Notice of Intent 21-24 and issue an Order of Conditions for proposed work at 74 and 86 Beach Street with the following conditions:**

- 1. A seven (7) day notice be provided by the applicant to the Conservation Agent before any work can be conducted**
- 2. At the applicant's expense the town will retain an arborist to oversee removal of any trees on the property**
- 3. The applicant will provide a retainer for the arborist based on the proposed cost of the work**
- 4. Any trees to be removed need the approval of the Conservatipon Agent based on the report of the arborist**

SECOND: **By Member Eisenhauer**

ROLL CALL VOTE: J. Pimpare-Aye; K. Berigan-Aye; E. Eisenhauer-Abstain ; T. Grady-Aye;

MOTION PASSES: 3-0-1 with 1 abstention

8:30 PM: **NOI 21-25: 74 Beach Street – Powers – Residential Dock**
In attendance to represent agenda item: John Cavanaro/Cavanaro Consulting;

Documents to support agenda item: NOI Application and Site Plans
74 Beach Street has access to Little Harbor via stone steps. The goal is to provide access along the saltmarsh rather than building across it. The ramp and float will be above the mean

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water line and will be stored in the off-season. It was suggested by the Department of Marine Fisheries to drive piles into Little Harbor and putting in float stops. The platform could have the potential to impact the saltmarsh Mr. Cavanaro said the design is meant to be totally accessible for wheelchairs, kayaks and other equipment and there will be no work on the water side.

Discussion followed about the size of the platform being 4-ft. wide but Mr. Cavanaro is concerned with wheelchair access which the family has requested. The length of the platform will be 12-ft. with minimal impact on the ground. Mr. Pimpare suggested an 8-ft x 12-ft. platform with six (6) total pilings at front, center and back to minimize impact to the saltmarsh. He also suggested removing the stairs and putting in a small ramp. Mr. Pimpare feels that the goal is to avoid a permanent structure over the saltmarsh and to reduce pilings on the ground.

HEARING CONTINUED TO 9/9/21 WITH A FORMAL PLAN TO BE SUBMITTED

8:15 PM: Discussion: SWP 16-36: 3 Diab Lane – Plan Updates

This project was originally proposed in 2017 but didn't move forward for financial reasons. James Garfield of Morse Engineering is proposing a new building and gravel driveway but was told by Acting Chair Pimpare that without a current application or plans it was fruitless to discuss the proposed project. He instructed Mr. Garfield to work with the Conservation Agent to determine if this could be treated as an Amended Stormwater Permit. The commission will need revised plans and narrative before any public hearing can be scheduled.

Conservation Commission Business

Minutes for Approval:

Minutes of **3/25/21** were approved by J. Pimpare, K. Berigan and T. Grady with E. Eisenhauer abstaining.

Minutes of **6/17/21** were approved by J. Pimpare, E. Eisenhauer and K Berigan with T. Grady abstaining as she wasn't present at that meeting.

Project Updates:

44 Border St: The commission requested the independent monitoring reports from the Building Department.

76 Lamberts Lane: Pending a discussion with Town Counsel the commission will work with the applicant on revised plans, an amended Notice of Intent or a revised Stormwater Permit.

Lot C, Dolan Lane: A 'Cease and Desist' order has been issued by the Building Department.

Topics not reasonably anticipated within 48 Hours

Treats Pond: A clogged pipe has caused minor flooding and is being addressed by the DPW and the Conservation Commission. Emergency repairs will take place.

Turkey Hill: Tom Bell and Interim Agent Steve Ivas detected a possible Bordering Vegetated Wetland (BVW) running from the Cohasset border into Hingham. The Trustees will provide a delineated wetland plan, a Request for Determination of Applicability and will work with the Conservation Agent to discuss what needs to be done.

With no further business, motion to adjourn made by J. Pimpare, 2nd by T. Grady and passed 4-0 by roll call vote J. Pimpare-Aye; K. Berigan-Aye; E. Eisenhauer; T. Grady-Aye;

Meeting adjourned at 9:30 p.m.