



APPROVED MINUTES
CONSERVATION COMMISSION MEETING
THURSDAY, SEPTEMBER 23, 2021
PRESENTED ON A ZOOM PLATFORM

IN ATTENDANCE:

Chris Macfarlane (CM), Chair
Justin Pimpare (JP), Vice Chair
Kathy Berigan (KB), Secretary
Trish Grady (TG), Member (7:30)
Eric Eisenhauer (EE), Member
Tom Bell (TB), Member
Will Ashton (WA), Member

CONSERVATION STAFF:

Charlotte Pechtl, Conservation Agent
Angela Geso, Administrative/Recording Secretary

ASSOCIATE MEMBER:

Chris McIntyre

6:30 PM: Call to Order

Roll Call Attendance: C. Macfarlane – Aye; J. Pimpare-Aye; K. Berigan – Aye;
E. Eisenhauer – Aye; T. Bell – Aye ; Ashton-Aye; T. Grady (arriving late); McIntyre –
Aye; 6 voting members; 1 associate member

Reorganization of Officers:

Nominations for Chair:

MOTION: By Justin Pimpare to nominate Chris Macfarlane for Chair
SECOND: Eric Eisenhauer
ROLL CALL VOTE: J. Pimpare-Aye; K. Berigan – Aye; E. Eisenhauer – Aye; T. Bell – Aye ;
Ashton-Aye;
MOTION PASSES: 5-0-1 (CM abstain)

Nominations for Vice Chair:

MOTION: By Eric Eisenhauer to nominate Justin Pimpare for Vice Chair
SECOND: Tom Bell
ROLL CALL VOTE: C. Macfarlane – Aye; K. Berigan – Aye; E. Eisenhauer – Aye; T. Bell –
Aye ; Ashton-Aye;
MOTION PASSES: 5-0-1 (JP abstain)

Nominations for Secretary

MOTION: By Justin Pimpare to nominate Kathy Berigan for Secretary
SECOND: Eric Eisenhauer
ROLL CALL VOTE: J. Pimpare-Aye; K. Berigan - Aye; E. Eisenhauer – Aye; T. Bell – Aye ;
Ashton-Aye;
MOTION PASSES: 5-0-1 (KB abstain)

LIAISON APPOINTMENTS:

Harbor Committee

MOTION: By Chris Macfarlane to nominate Tom Bell to the Harbor Committee
SECOND: Eric Eisenhauer
ROLL CALL VOTE: J. Pimpare-Aye; Aye; E. Eisenhauer – Aye; C. Macfarlane – Aye; K.

MOTION PASSES: **Berigan; W. Ashton-Aye**
5-0-1 (TB abstain)

Community Preservation Committee

MOTION: **By Chris Macfarlane to nominate Eric Eisenhauer to the Community Preservation Commission**

SECOND: **Tom Bell**

ROLL CALL VOTE: **J. Pimpare-Aye; Aye; K. Berigan -Aye; W. Ashton-Aye; T. Bell – Aye; C. Macfarlane**

MOTION PASSES: **5-0-1 (EE abstain)**

Open Space & Recreation

MOTION: **By Justin Pimpare to nominate Chris Macfarlane for Open Space and Recreation.**

SECOND: **Eric Eisenhauer**

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

MOTION PASSES: **5-0-1 (KB abstain)**

Turkey Hill Management Committee

MOTION: **By Chris Macfarlane to nominate Tom Bell for Turkey Hill Management Committee**

SECOND: **Eric Eisenhauer**

ROLL CALL VOTE: **J. Pimpare-Aye; Aye; E. Eisenhauer – Aye; T. Bell – Aye ; W. Ashton-Aye; K. Berigan**

MOTION PASSES: **5-0-1 (CM abstain)**

6:45 PM: **NOI 21-28; SWP 21-30: Sohler Street – Sidewalk Addition – Town of Cohasset**
In attendance to represent agenda item: Jason Federico/DPW Engineer; Mark Negrotti, Beth Parent and Ed Hutchinson/Tetra Tech; Katie Dugan/Master Plan Implementation Committee

Documents presented to support agenda item: NOI and SWP Applications, Plans
Wetland Scientist Ed Hutchinson spoke of three (3) areas considered wetlands: A (southerly) side; and B and C (northerly side). The westerly side is within the 100-ft buffer zone with 2,600 sq. ft. of impervious water. About 2,200 sq. ft. will need a variance for area within the 50-ft. buffer zone
Beth Parent said the water drains towards Lily Pond or James Brooks. There is some flowing to leaching catch basins and no new outfalls: everything is connected to the system. The applicant is asking for a waiver for full compliance with standard 2 and 3 per the Cohasset bylaw. Ms. Parent said there is 10-ft. from the edge of the road so anything put in needs to be in town-owned land with no space available for detention or infiltration basins and no porous pavement sidewalks. Jason Federico said there is no equipment available to maintain any porous pavement. Mark Negrotti said there is supposed to be 5-ft. of bituminous asphalt pavement and granite curbing at the side of the road. There are accessible ramps at Fair Oaks Drive and at Route 3A. Ms. Parent said the sidewalk continues to the next wetland area and there are two (2) catch basins tied with bypass pipes. The outfall pipe is in place now and sidewalk runoff flows into basins. There is a stabilized slope with sediment controls there and across the street and a geotextile fabric under modified rock fill which stabilizes the slope. Another catch and leaching basin ties into an existing manhole that will be removed. Mr. Negrotti said they did not do a tree count because most of the area is removable scrub brush. Chair Macfarlane stressed the need for a tree count. Ms. Parent said they tried to put in a 2-ft. level area before sloping down to ease impact on the wetlands. Chair Macfarlane is concerned with the sidewalks being even with the curb addition and would prefer to view plans done within the last three (3) years. There are areas on site that are far more depressed than the survey shows. He said the site is very constrained and the plan does not show grading or other features. Mr. Negrotti said

the runoff currently goes right into a low point, but Mr. Bell feels that by infiltrating water higher uphill it might be cleaner water. Mr. Negrotti offered to have a test pit result within the week. Chair Macfarlane said a goodly amount of water goes into the neighborhood and infiltrates into the wetlands. He asked why the runoff is dumping into the road and not into the area outside the buffer zone, and if it would be better to put treated water infiltrating rather than road water. Vice Chair Pimpare feels that, even with tree removal, the canopy from other trees could mediate. If the buffer is removed, then all water runs down to the bottom of the hill. We will need test pits before we can do anything else.

HEARING CONTINUED TO 10/7/21

Member Grady joined the meeting at 7:30 PM

7:45 PM: RDA 21-11 - 210 Lamberts Lane - Construct Barn

In attendance to represent agenda item: Gary and Courtney Ness

Documents presented to support agenda item: RDA Application and Plans

The 18-ft. x 24-ft. barn is the only activity being done. The home is 55-ft. off the wetland and the area is now lawn and landscaping. The applicant is proposing for access from the end of the pavement. All material will be hauled away and approximately 20-yds. of topsoil will remain. All erosion control measures have been implemented. Gary Ness said there are doors at the front of the barn with a wooden ramp, decking and no side stairs. The foundation will be poured and pinned to the ledge. A wooden deck is the floor of the barn, and the concrete is for footings and crawl space. All trees will be removed via Lamberts Lane.

MOTION: By Vice Chair Pimpare to close the public hearing for RDA 21-11 and issue a Negative 2 decision for 210 Lamberts Lane with no work within or near the 50-ft. buffer zone for Gary and Courtney Ness.

SECOND: Member Eisenhauer

ROLL CALL VOTE: W. Ashton – Aye; T. Bell – Aye; K. Berigan – Aye; E. Eisenhauer – Aye; T. Grady – Aye; J. Pimpare – Aye; C. Macfarlane – Aye

MOTION PASSES: 7-0 UNANIMOUS

8:10 PM NOI 21-27: 80A Nichols Road - Renovate Home Burress/Modesy

In attendance to represent agenda item: John Burress, Vicki Modest/

Applicants: John Cavanaro/Cavanaro Consuting; Can Tiryaki/Architect

Documents presented to support agenda item: NOI Application and Plans

The lot sits atop a coastal bank and looks out on Little Harbor towards James Brook. There is a coastal bank above the coastal flood plain but the rest of the bank is stable. The 50-ft. buffer zone runs through the majority of the home and the 100-ft. buffer zone includes almost the entire lot. The bank is stable and there is no sediment to the beach below. The owners want to make the layout of the home more functional by bumping out the back of the home, expanding and squaring off the kitchen area, and adding a dining area over the existing deck. A portion of the deck will be cantilevered for rear access. In the front that patio will be eliminated and replaced with a covered porch. Mr. Canavaro said there will be access through the garage, deck and house. They will use existing sonatubes to support bumping out the addition. There is no incremental digging or paving.

MOTION: By Vice Chair Pimpare to close the public hearing for NOI 21-27 and issue an Order of Conditions for work proposed at 80A Nichols Road by John Burress and Vicki Modest.

SECOND: Member Grady

ROLL CALL VOTE: W. Ashton – Aye; T. Bell – Aye; K. Berigan – Aye; E. Eisenhauer – Aye; T. Grady – Aye; J. Pimpare – Aye; C. Macfarlane – Aye

MOTION PASSES: 7-0 UNANIMOUS

MOTION: By Vice Chair Pimpare to close the public hearing for NOI 21-27 and issue a variance for work within the 50-ft. buffer zone at 80A Nichols.
SECOND: Member Eisenhauer
ROLL CALL VOTE: W. Ashton – Aye; T. Bell – Aye; K. Berigan – Aye; E. Eisenhauer – Aye; T. Grady – Aye; J. Pimpare – Aye; C. Macfarlane – Aye
MOTION PASSES: 7-0 UNANIMOUS

8:25 PM: **NOI 21-25: 74 Beach Street – Gangway/Pier - Powers (con't from 8/26/21)**
Members Will Ashton and Tom Bell recused/not at original hearing
In attendance to represent agenda item: John Burress, Vicki Modest/
Applicants: John Cavanaro/Cavanaro Consuting; Can Tiryaki/Architect
Documents presented to support agenda item: NOI Application & Plans

The applicant is reducing the width of the pier from 12-ft. to 6-ft. and reducing the number of piles. The steps have been replaced with a ramp for a smoother transition and a narrow platform to the ramp and float. Vice Chair Pimpare said this project has no disturbance to the saltmarsh and that four (4) of six (6) piers are sitting on the ledge. There is no ground disturbance. The entire gangway is fully suspended

MOTION: By Vice Chair Pimpare to close the public hearing for NOI 21-25 and issue an Order of Conditions for work proposed at 74 Beach Street by Julie Powers.
SECOND: Member Grady
ROLL CALE VOTE: K. Berigan – Aye; E. Eisenhauer – Nay; T. Grady – Aye; J. Pimpare – Aye; C. Macfarlane – Aye
MOTION PASSES: 4-1-2 (Eisenhauer in minority; Ashton and Bell recused)

MOTION: By Vice Chair Pimpare to close the public hearing for NOI 21-25 and issue a variance for work proposed within the 50-ft. buffer zone at 74 Beach Street by Julie Powers.
SECOND: Member Grady
ROLL CALE VOTE: K. Berigan – Aye; E. Eisenhauer – Nay; T. Grady – Aye; J. Pimpare – Aye; C. Macfarlane – Aye
MOTION PASSES: 4-1-2 (Eisenhauer in minority; Ashton and Bell recused)

8:40 PM: **RDA 21-10 25 Border Street – Small Addition - Winn**
In attendance to represent agenda item: Mrs. Winn/Owner; Steve Bjorklund/Applicant
Documents presented to support agenda item: RDA Application & Plans

The applicant will be squaring off the back of the house to accommodate a bathroom. Eight (8) feet of the current foundation is within the 50-ft. buffer zone. The project will be hand-dug and cinder block will be pinned to ledge at the back left corner of house. Agent Pechtl walked the site with Mr. Bjorklund and Mrs. Winn and found nothing out of order.

MOTION: By Vice Chair Pimpare to issue a Negative 2 Determination of Applicability for proposed work at 25 Border Street for RDA 21-20.
SECOND: Member Ashton
ROLL CALL VOTE: Ashton – Aye; Bell – Aye; Berigan – Aye; Eisenhauer – Aye; Grady – Aye; Pimpare – Aye; Macfarlane – Aye
MOTION PASSES: 7-0 Unanimous

CONSERVATION COMMISSION DISCUSSIONS:

TREATS POND: DPW Superintendent Brian Joyce is collecting more material and putting together a proposal for 10/21/21.

MINUTES FOR APPROVAL
8/12/21 and 8/26/21:

MOTION: By Vice Chair Pimpare to approve the minutes for 8/12/21 and 8/26/21.
SECOND; Member Grady
ROLL CALL VOTE: Macfarlane – Aye; Ashton-Aye; Berigan - Aye; Bell - Aye; Eisenhauer – Aye; T. Grady – Aye; Pimpare-Aye
MOTION PASSES: 7-0 Unanimous

PROJECT UPDATES:

Member Bell reported that staging has been started at 9 Diab Lane and he is concerned with the clear-cutting. Agent Pechtl said the Building Department has not issued any permits on these filings and she will do site visit tomorrow to see if any activities are going on.

With no further business to discuss a motion was made to close the meeting.

MOTION: By Vice Chair Pimpare to close the meeting.
SECOND; Member Eisenhauer
ROLL CALL VOTE: Macfarlane – Aye; Ashton-Aye; Berigan - Aye; Bell - Aye; Eisenhauer – Aye; T. Grady – Aye; Pimpare-Aye
MOTION PASSES: 7-0 Unanimous

Meeting adjourned at 9:15 pm.