

Essex Conservation Commission

September 10, 1996

Present: David Folsom, Chairman, Edith Messersmith, Edwin Perkins, Peter Perrigo, Thomas Prentiss, George Stavros.

Meeting called to order at 7:35 p.m.

Maria Burnham, representing the Essex Historical Society and Shipbuilding Museum, 66 Main Street, met with the Board to discuss a repair to an existing stone retaining wall, to cut brush along the stream which runs from the Museum property to Burnham Court, and to clean a drain. Perkins suggested that all of these projects should come under the Chapter 91 License the Historical Society and Museum is applying for. A discussion followed as to what projects should fall under the Chapter 91 License. As the Historical Society and Museum wanted to do the work as soon as possible and therefore prior to them obtaining their Chapter 91 License it was the consensus of the Board that a Notice of Intent should be filed.

A public hearing was held at 7:50 p.m. under the Massachusetts Wetlands Protection act, m.g.l. Chapter 131, Section 40, on a Notice of Intent filed by Calvin Perkins covering the replacement of an existing cesspool with a new septic system at 52R Lufkin Point Road.

Daniel Johnson represented Perkins. Johnson told the Board that there is an existing cesspool which the homeowners wish to replace with a new septic system. Soil tests were done to find a place where a septic system could physically be put. The soil in test pit #1 was far more permeable than in test pit #2. #2 also was not chosen because next year the homeowners may install a new well. A new 1500 gallon septic tank will be installed, with the sewer lines coming from the crawl space beneath the house. The leaching will be adequate for three bedrooms. Variances were obtained from the Board of Health because the system will be within 50 feet of the edge of the marsh. The Board reviewed the Notice of Intent and accompanying plan. The Board then requested a copy of the letter from the Board of Health approving the variances. Johnson said he would submit it to the Clerk the following day.

Perkins moved to close the public hearing for Calvin Perkins,

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52R Lufkin Point Road, seconded by Messersmith, with the Board voting unanimously in favor.

Roger and Eileen Hardy met with the Board for a building permit application review for the construction of a new dwelling on Island Road. Hardy told the Board the dwelling construction is upland and over 100 feet away from the edge of the marsh, but the driveway that needs to be constructed comes within 100 feet of the marsh. The marsh is across the street from the proposed driveway construction. Folsom said the Board could sign off the building permit application for the construction of the dwelling only, but a Request for a Determination of Applicability must be filed for the driveway construction. Folsom signed the building permit application stating that a memo will be sent to the Building Inspector so noting that the application sign-off was for the dwelling only, and that a filing will have to be made to the Commission for the driveway construction.

Michael Phelan met with the Board for a building permit application review for an addition to the second floor at 21 Gregory Island Road. Phelan told the Board the footprint is not going to change, but the proposed project will extend the roof line from the second story down to the single story area creating a saltbox appearance.

Perkins moved to approve the building permit application for Mary Phelan, 21 Gregory Island Road, seconded Prentiss, with the Board voting unanimously in favor.

A building permit application was submitted for Robert and Cynthia Cameron, 148 Main Street, for interior work to the garage.

Perkins moved to approve the building permit application for Robert and Cynthia Cameron, 148 Main Street, seconded Perrigo, with the Board voting unanimously in favor.

A building permit application was submitted for Richard Tofuri for a second floor addition to the structure at 58 Forest Avenue, property of William Burke.

Perkins moved to approve the building permit application of Richard Tofuri for property at 58 Forest Avenue, seconded Perrigo, with the Board voting unanimously in favor.

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The Board reviewed the Notice of Intent submitted by Joel Plastridge, 37 Spring Street, for the construction of a pond. They said they wanted further information, including a description of the construction methods of the pond, the depth of the pond, the perkability of the soil, grade of the area, and whether a liner will be placed in the pond. A public hearing will be scheduled for October 1, 1996.

A Request for a Determination of Applicability was submitted for Hamilton Water Department to perform soil tests off Red Gate Road. The Request will be heard at the October 1, 1996, meeting.

A letter was submitted to the Board from John Coughlin, Trustee of PMC Realty Trust, noting some changes to the construction of a subdivision road off Western Avenue.

Perkins moved to approve the minor changes to the subdivision road as noted in PMC Realty Trust's letter to the Board, work regulated by Order of Conditions D.E.P. File Number 21-271, seconded by Messersmith, with the Board voting unanimously in favor.

The Board reviewed the correspondence.

The Order of Conditions was written for Calvin Perkins, 52R Lufkin Point Road.

Perkins moved to approve the upgrade of the septic system for Calvin Perkins for property at 52R Lufkin Point Road, seconded Stavros, with the Board voting unanimously in favor.

Messersmith moved to adjourn the meeting, seconded by Perkins, with the Board voting unanimously in favor.

Meeting adjourned at 8:45 p.m.

Prepared by:



Gillian B. Palumbo  
Administrative Clerk

Attest:

Essex Conservation Commission

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A G E N D A

Appointments:

- 7:35 p.m. ... Essex Shipbuilding Museum
- 7:45 p.m. ... Public hearing - Calvin Perkins, 52R  
Lufkin Point Road
- 8:00 p.m. ... Building permit application review -  
Blair Hodges, Southern Avenue - new  
construction
- 8:05 p.m. ... Building permit application review -  
Roger Hardy, Island Road
- Informal discussion on driveway to  
property
- 8:10 p.m. ... Building permit application review -  
Michael Phelan, Gregory Island Road

Business:

- Review Notice of Intent submittal - Joel Plastridge,  
Spring Street
- Review RDA submittal - Hamilton Water Department
- Building permit application review - Cynthia & Robert  
Cameron, 148 Main Street
- Building permit application review - Richard Tofuri,  
58 Forest Avenue
- PMC Realty Trust - review change in plan for new  
subdivision
- Sign Certificate of Compliance for PMC Realty Trust,  
File No. 21-262

BPA review - Judy Perkins, Robbins Is. Rd.  
Review correspondence  
Procedure for test holes