

Essex Conservation Commission

October 3, 1995 - Minutes

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

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

Shaw Butler, 9 Milk Street, met with the Board for a building permit application review for the construction of a 16' x 24' two-story addition to the existing dwelling. The Board reviewed the application and accompanying plan and found the construction would not be within 100 feet of wetlands and would therefore not be in violation of the Wetlands Protection Act. Chairman Folsom signed the application.

Michael Taylor, Pond Street, met with the Board for a building permit application review for the construction of a 24' x 24' garage. Upon review of the application and accompanying plan, it was found that the construction would alter enough of the buffer zone to require the filing of an Abbreviated Notice of Intent.

David Lenzi, 57 Wood Drive, met with the Board to submit an Abbreviated Notice of Intent for the construction of a garage on Wood Drive. The Board reviewed the submittal and scheduled a public hearing for October 17, 1995, at 7:45 p.m.

Peter Meyer, representing Mark Minkin, 35 Rocky Hill Road, met with the Board for a building permit application review for the construction of a 22'x 36' garage. The Board reviewed the application and accompanying plan and found there would be no violation of the Wetlands Protection Act. Chairman Folsom signed the building permit application.

A public hearing was held at 8:05 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by PMC and Gateway Realty Trusts, John Coughlin, Trustee, covering the construction of two roads, portions of which are within the buffer zone at 230 Western Avenue. Representing John Coughlin at the hearing were Attorney Paul Shea, and Robert Lynch of Atlantic Engineering and Survey Consultants, Inc.

Lynch reviewed the subdivision plan with the Board. He told them that 'the Department of Public Works wanted the water main moved to the inside radius of the hammerhead rather than

the rear side. The Planning Board also wanted the 'T' made larger on the smaller road to conform to that on the larger road. The subdivision consists of seven lots. By the request of the Planning Board one road was moved further into the buffer zone because it was originally too close to an abutter. On some lots, the only thing outside of the buffer zone will be the septic system - some houses will be in the buffer zone. The roads will be 16 feet wide - they wanted to keep an area on each side of the roads for snow removal. If someone is parked on the road then emergency vehicles will still be able to go around. It also enabled them to keep more trees. The only area that will have some flow is at the beginning of the larger road. That flow will be trapped and will flow through a dissipator.' Perrigo said he could not speak for the Department of Public Works, but he did feel that the D.P.W. may have reservations about the width of the road. Attorney Paul Shea said they were striving to have the roadway look as though it was a driveway, as opposed to a large road like Scot's Way.

As there were no further questions from the Board or the public, Perkins moved to close the hearing, seconded by Messersmith, with the Board voting unanimously in favor.

The Order of Conditions were written for PMC/Gateway Realty Trust, 230 Western Avenue.

Perkins moved to approve the project of PMC/Gateway Realty Trust for the construction of subdivision roadways at 230 Western Avenue, providing that all other permits are granted. The motion was seconded by Prentiss, with the Board voting unanimously in favor.

The Board reviewed the correspondence.

Folsom discussed with the Board the site visit made by Jim Sprague of the D.E.P. to the Outwater property on Belcher Street.

Folsom also noted that he had visited John Coughlin's storage shed extension at 239 Western Avenue and that the first detention basin is complete. He said in one area the road will be relocated because of the amount of ledge that was found in the original location.

The Board reviewed a submittal of a Request for a Determination of Applicability made by Donald Rogacki for Theodore and Charlotte Guldmond covering the construction of

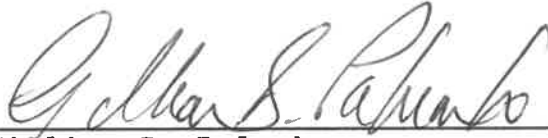
a front porch and partially screened rear porch to the existing dwelling at 5 Ralston Lane.

Perkins moved to accept the submittal of a Request for a Determination of Applicability for Theodore and Charlotte Guldemon, 5 Ralston Drive, seconded Perrigo, with the Board voting unanimously in favor. The Request will be heard at the October 17, 1995, meeting at 7:35 p.m.

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

Meeting adjourned at 9:00 p.m.

Prepared by:



Gillian B. Palumbo
Administrative Clerk

Attest:

Essex Conservation Commission

October 3, 1995

A G E N D A

Appointments:

- 7:30 p.m. ... Building permit application review,
Shaw Butler, 9 Milk Street
- 7:35 p.m. ... Building permit application review,
Michael Taylor, Pond Street
- 7:40 p.m. ... Submittal of Abbreviated Notice of
Intent - David Lenzi, Wood Drive
- 7:45 p.m. ... Building permit application review,
Peter Meyer for Mark Minkin, 35 Rocky
Hill Road
- 8:00 p.m. ... Public hearing - PMC/Gateway Realty
Trust, 230 Western Avenue

Business:

Review correspondence

Review submittal of a Request for a Determination of
Applicability - Theodore and Charlotte Guldemond

Sign Bills Payable Voucher

Sign Payroll Voucher

Next meeting October 17, 1995