

Essex Conservation Commission

December 3, 1996 - Minutes

Present: Thomas Prentiss, Acting Chairman, Arthur Hodges,
Peter Perrigo, George Stavros.

Meeting called to order at 8:03 p.m.

John Maestranzi, together with engineer Clay Morin, met with the Board for an informal discussion on property at 97R Western Avenue. Morin asked the Board that if the work they plan to do is outside of the buffer zone, do they need to have full calculations prepared. Prentiss told him that the Commission's concern is the water running down the hill to the wetlands and its impact. Morin said the driveway will be 1000 feet long by the time they are finished and 16 feet wide. The top will be cut out and graded, but will not be paved. Perrigo asked if the lower portion was going to be paved. Maestranzi told him it would be eventually, but not at first. Prentiss said they should go on the premise that an Abbreviated Notice of Intent should be filed unless shown otherwise. He added that his concern is that once vegetation starts being cleared from that area, the water will take the path of least resistance, which is the driveway. It was noted that the grade on the steepest part is 10.

A public hearing was held at 8:17 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by Stephen Brooking and Lisa Kraft covering the repair and upgrade to an existing septic system at 172 Southern Avenue.

Engineer Clay Morin represented Brooking and Kraft. He told the Board that the septic system was inspected and failed. The lot size is 12,000 square feet. There is a well on the property, and they will be maintaining the 100 foot distance according to the Code. The system will consist of a tank with a pump chamber, which will be pumping to a 'D' box. They have asked for a reduction from the water table from 4 feet to 3 feet. The grading of the soil will hold up the clay membrane. Because of the lot size, there is no margin for movement. The well, which is a driven well, was tested, and according to the test, it is fine. The Board reviewed the Notice of Intent and accompanying plan.

Perrigo moved to close the public hearing, seconded by Hodges, with the Board voting unanimously in favor.

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A public hearing was held at 8:28 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by Sandpiper GJM Inc., covering the replacement of an existing septic system with a holding tank at 91 Main Street.

Engineer Clay Morin represented Sandpiper GJM Inc. Morin told the Board that the existing septic system is under the paved parking lot towards the rear. The proposal is for the installation of a tight tank - the Board of Health has requested a tight tank - 2,500 gallons in size. The tank must be alarmed and set at two-thirds capacity. There was one change to the plan - where they had designed a manhole access for pumping, they must now put in a pipe for pumping. A small guard rail is proposed. The slab on the bottom is for bouyancy. Prentiss asked how the risers were attached. Morin told him they were just cemented in with mastic. The requirement of Essex is that it must be watertight. The tank will be tested when it is put in place. Prentiss asked, "How much excavation can we expect?" Morin told him, "The size of the excavation is at least 20'x 14'. The pad, itself, is 16'x 10'." It was noted that the existing tank had failed the Title V inspection.

Perrigo moved to close the public hearing for Sandpiper GJM, Inc., 91 Main Street, seconded by Hodges, with the Board voting unanimously in favor.

A public hearing was held at 8:38 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by Patrowicz Land Development covering the construction of a dwelling and horse barn and regrading within the buffer zone at 168 Southern Avenue, property of Thomas and Ruth McClaine.

Scott Patrowicz, Patrowicz Land Development, requested that the public hearing be continued to the next regularly scheduled meeting to be held on December 17, 1996. He said the site plans were changed and were not ready to be presented at this time.

Perrigo moved to continue the public hearing for Patrowicz Land Development for property at 168 Southern Avenue to December 17, 1996, at 7:35 p.m., seconded by Hodges, with the Board voting unanimously in favor.

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A public hearing was held at 8:40 p.m. under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, on a Notice of Intent filed by Patrowicz Land Development covering the repair and upgrade of an existing septic system at 1 Ralston Drive, Assessors Map 19, Lots 115, 108, and 108A, property of Peter Madsen.

Scott Patrowicz, Patrowicz Land Development, told the Board that when soil tests were performed they found nothing but clay or ledge, except for one small patch of gravel, which is the area they are using for the septic system upgrade. The proposal is to excavate the top soil and put in clean sand fill. A new septic tank and pump chamber will be installed. Minor blasting is required in order to locate the tank more than 50 feet from a seasonal well. The tank is proposed to be located approximately 70 feet from the edge of the salt marsh, as flagged by Rimmer Environmental Consulting. The existing cesspool is located on flat ground approximately 12 feet from the wetland edge. The cesspool will be pumped, crushed and backfilled with clean sand. The disturbed area will be loamed and seeded. Patrowicz added that he does not anticipate any impact to the wetlands. The Board then reviewed the Notice of Intent and accompanying plan.

Hodges moved to close the public hearing for Patrowicz Land Development for property at 1 Ralston Drive, seconded by Perrigo, with the Board voting unanimously in favor.

Patrowicz reported to the Board that the wall at 1 Riverview Hill, property of Margot Anderson, D.E.P. File Number 21-279, has been built and the septic system will soon be installed.

A building permit application for Scot and Christine Amero for an addition at 28 Addison Street, was reviewed. The Board felt more information was needed than what was submitted and felt a letter should be sent to them requesting they meet with the Board.

Hodges moved that a letter be sent to Scot and Christine Amero requesting they meet with the Board regarding their building permit application, seconded by Perrigo, with the Board voting unanimously in favor.

The Administrative Clerk requested that funds be transferred

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from the line item for Printing/ Forms to the line item for Other Charges and Expenses to cover telephone bills and mailings.

Hodges moved to approve the transfer of funds in the amount of \$60.00 from the Printing/Forms line item to Other Charges and Expenses line item, seconded by Stavros, with the Board voting unanimously in favor.

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

Meeting adjourned at 9:13 p.m.

Prepared by:



Gillian B. Palumbo
Administrative Clerk

Attest:

Essex Conservation Commission

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A G E N D A

Appointments:

- 7:30 p.m. ... Steve Zagorski - informal discussion
re: driveway to Glass Dimensions,
Western Avenue
- 7:35 p.m. ... Public hearing - Patrowicz Land
Engineering, 168 Southern Avenue,
property of Thomas and Ruth McClaine
- 7:45 p.m. ... Public hearing - Patrowicz Land
Engineering, 1 Ralston Drive,
property of Peter Madsen
- 7:55 p.m. ... Public hearing - Clay Morin for
Stephen Brooking and Lisa Kraft, 172
Southern Avenue
- 8:05 p.m. ... Public hearing - Clay Morin for
Sandpiper GJM, Inc., 91 Main Street

Business:

Review correspondence
Review Building Permit Application - Christine Amero,
28 Addison Street
Review Request for Line Item Transfer
Next meeting - December 17, 1996