



**Minutes of  
Danvers Conservation Commission  
Thursday, April 13, 2017  
Danvers Senior Center**

The Danvers Conservation Commission held a public meeting on Thursday, April 13, 2017, at the Danvers Senior Center, located at 25 Stone Street, Danvers, MA 01923

**Members present:** Michael Splaine, Member  
Peter Wilson, Member  
Jean Hartnett, Member  
Chelsea King, Member  
Neal Waldman, Alternate Member

**Members absent:** James Elliott, Member

**Staff present:** Georgia Pendergast, Planner  
Alicia Linehan

Mr. Splaine opened the Conservation Commission meeting at 7:00 p.m. with a reading of the “Commission Statement.”

**1. Request for Certificate of Compliance**  
• **10 Massachusetts Avenue; DEP File No. 14-882**

Ron Hennessy, the applicant, would like to obtain a Certificate of Compliance which was never issued back in 2002 for the install of a pool and an addition. The applicant became aware of this when trying to sell his home. The pool and addition are smaller than the original request. The Commission requested that the buyers will be made aware of all conditions (attached) that will go along with the property even after the sale.

**MOTION:** Ms. King makes a motion to issue a Certificate of Compliance for 10 Massachusetts Avenue, DEP File No. 14-882; Mr. Wilson seconded; all in favor.

**2. Public Hearing [310 CMR 10.05(4)] – NOI**  
• **14 Overlook Drive; DEP File No. 14-1285**

Bill Manual represented the applicant, John Sabina. This a project to install a garage addition to the right side and a family room addition to the left side of the home. All of the homes built on the left side of Overlook Drive, the backyards drop off rather quickly. The wetlands are flagged (8 flags) and occur at the bottom of the hill. This project is compliant with Conservation bylaw set-backs, no work will be within no build/no disturb zone. Erosion controls will be along the back of the house. The tricky part will be getting the excavation done due to the drop off behind the home. A redundant erosion control barrier will be installed, stake silt fence with stake hay bales which will stop anything from moving down the hill. Will need to dig the frost wall barrier with an excavator. The excavator has to be staged on a level portion of the lot which would be at the end of the driveway. There is a shed at the end of the driveway which will be relocated to the other side of the lot. The family room may occur at



**Minutes of  
Danvers Conservation Commission  
Thursday, April 13, 2017  
Danvers Senior Center**

another time but within the conditions. Will evaluate the soils being dug out and if suitable for back fill, will stock pile in front of the house. If unsuitable for back-fill will be removed from site. There will be a new walkway. The existing deck will be removed and rebuilt. There was a concern about the foot traffic during construction. There will be some foot traffic, staging, ladder during construction. It will be a 2 car garage with future living space over it. The question was asked how the no build was measured in the field. It was measured off of the house. What is the possibility of the addition being built in the no build zone? The flags are in the field, located by surveyor and because the addition is relatively small it can be measured off of the house. Will not be in the no build zone. What do you propose for additional roof run-off? The current system is gutters and downspouts that are collected into a flexible plastic pipe that deposits run off to the bottom of the hill. How is the soil evaluated for back fill? If it is clay like consistency, it will not be used. There will also be an install of retaining wall for the purpose of owner having a flat piece of property for his pet to be let out.

The Commission would like to view the property. A site visit has been scheduled for Thursday, April 20<sup>th</sup> at 6:00pm

**MOTION:** Mr. Wilson makes a motion to continue the public hearing on 14 Overlook Drive, DEP File No. 14-1285 until April 27<sup>th</sup>; Ms. King seconded; all in favor

**3. Public Hearing [310 CMR 10.05(4)] – NOI**

- **68 Wenham Street, DEP File No. 14-1286**

Bob Grasso of Engineering Land Services represented the applicants, Clyde and Sarah Dugas. DEP commented that a narrative was not included for an alternative analysis with the NOI application. Mr. Grasso has responded to DEP's request. It was mailed the next day. The project is a 576 square foot addition to the existing single family home. The addition would allow the applicants and their family to provide in-home family health services to members of their extended family at the project property. The current structure is a one story, 3 bedroom dwelling with a wrap-around porch. The whole lot is very much defined. The property has an existing drainage and sewer easement. There is an existing paved driveway. Elevation is higher at addition, then drops down about 2 to 3 feet. There will be a walkout basement. The front will remain the same. There will be a wooden deck to the first floor. The question was asked if there is a minimum size of the addition? It can't be greater than the existing dwelling. All utilities will feed off of the primary building. Erosion control will be stake hay bales during construction at the rear of the home until everything becomes stabilized. There will only be a small amount of fill being removed. The stone retaining wall will remain in place except may need to remove 2 feet and rebuild to strengthen. The addition will have gutters which will drain into the grass. The entry/exits will be on the side and onto the deck. ZBA approved the location of the addition. The Commission requested permeable pavers be used for walkway. The only tree that may need to be removed is a pine tree. All excavation will be done through the front and brought out and hauled away.

**MOTION:** Mr. Wilson makes a motion to issue an Order of Conditions for 68 Wenham Street, DEP File No. 14-1286 with the following conditions as listed, permeable pavers be used for walkway, gutters and down sprouts and pending DEP decision on the NOI narrative submission; Mrs. Hartnett seconded; all in favor



**Minutes of  
Danvers Conservation Commission  
Thursday, April 13, 2017  
Danvers Senior Center**

**4. Violation**

- **121 Liberty Street**

Owner of the lot has been sent desist and cease letters by both the Conservation and Board of Health. The owner was ordered to clean up his illegal dump site and cease any excavating. The lot was being rented out as a car storage facility. The problem with this situation is that the violation needs to be given to the owner who lives in Florida, but the violation was actually performed by the person who leases the property. The owner has been in touch with the lessee, along with Conservation and Board of Health. The owner will be before the Commission on May 11<sup>th</sup>.

**5. New Business**

Scott Cameron of Morin-Cameron Group came before the Commission to see how they would handle permitting of a subdivision at 309 and 309R Locust Street. The contractor would like to build the road and lots at the same time under one permit. He has been in business 40 years and has developed tons of homes, most recent in Middleton and Beverly. Both places issued one permit. Mr. Splaine is opposed and feels each lot should be permitted separately and one for the road. The downside to filing separately is the cost, the amount of paperwork and the length of time to complete the project. Mr. Cameron will submit a narrative to the Commission explaining the pros and cons of permitting all at once and separately.

**Adjournment**

**MOTION:** Mrs. Hartnett made a motion to adjourn at 8:05 PM; Mr. Wilson seconded; motion passed unanimously.

Respectfully submitted,

Alicia Linehan  
Conservation Commission Secretary