



Town of Danvers Conservation Commission

TOWN HALL, 1 SYLVAN STREET ♦ DANVERS, MASSACHUSETTS 01923
TELEPHONE (978) 777-0001 ♦ FAX (978) 762-0215

Commission Members:

Michael Splaine, Chair
Peter Wilson, Vice-Chair
Chelsea King
Richard Souza
Neal Waldman, Alternate

The Danvers Conservation Commission held a public meeting on Thursday, December 27, 2018 in the Daniel J. Toomey Room, Danvers Town Hall, 1 Sylvan Street.

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

I. ROLL CALL

Michael Splaine, Chairman
Richard Souza
Peter Wilson
Chelsea King

A. Notice of Intent [310 CMR 10.05 (4)] – Public Hearing

63 Riverview Road, DEP File No. 14-13__
Applicant: Timothy & Alice Clarke

The applicant requested to continue the hearing to January 24, 2019.

MOTION: Mr. Wilson makes a motion to continue the hearing for 63 Riverview Road, DEP File No. 14-13__ to January 24th, 2019; Mr. Souza seconded; all in favor

B. Notice of Intent [310 CMR 10.05 (4)]

34 Purchase Street, DEP File No. 14-1315
Applicant: MJP Properties

Griffin Engineering represented the applicant.

The petitioner is proposing to construct an addition to the existing home. Adding a fence which will restrict use to the pond located behind the property. The applicant is committed to cleaning up 5,000 to 7,000 square feet of the area which is littered with debris from prior ownership. The applicant will remove a dead pine tree and add a few maple trees. The petition will install a landscaped buffer between the properties, however this is outside of the commissions jurisdiction.

There was an alternate plan for this project that proposed the construction of the addition to be turned 90 degrees. But this would only allow the resident to back out onto Purchase Street, which is a very busy street. It would also endanger pedestrians walking along the sidewalk. This plan did move the building 10 or 15 feet further away from the wetlands. But it is still within the 200-foot buffer zone. And the wetlands may also be better protected by the installation of the fence in the proposed plan. This plan would also limit the use by the residents of the existing home.

Mr. Panzero has been constructing in Town of Danvers for years and is very familiar with all of the Order of Conditions required for projects within the wetlands.

Matt Duggan, Town Meeting Member Precinct 1, asked if this property was being transferred from single family to a two family. And if so, does this require review by the ZBA? The answer is yes, it is being transferred from a

single family to a two family but does not require ZBA approval because all of the distances are within required zoning laws. The size of the lot was confirmed to be 35,000 square foot. Mr. Duggan also asked if the front and rear being split in ½ so that the persons in front have no access to the back. The response is that there will be a condo association who will set the rules. These rules are not the Commission's jurisdiction.

All runoff will be through downspouts that are piped into two 5-gallon drywells.

Kathryn Morano of 47 Purchase Street asked if installing green type of pavements for the driveway. Yes, but the driveway will be pitched to one side and installing an infiltration strip (an area of crushed stone 2 feet wide and 2 feet deep) along the driveway which catches the run off of the driveway and performs the same way with different materials. Is one more expensive then the other? Yes, the pavers are much more expensive than asphalt. The difference is several thousands of dollars.

MOTION: Mr. Wilson makes a motion to issue an Order of Conditions for 34 Purchase Street, DEP File No. 14-1315 with conditions that the petitioner clean up the rear of the property, the split rail fence be installed at the top of the top of the riverbank at the edge of the existing lawn, the standing dead wood be taken and that the town wetland medallions be installed on the fence at every other post; Mr. Souza seconded; all in favor.

C. Notice of Intent [310 CMR 10.05 (4)]

16 Dartmouth Street; DEP File No. 14-13__

Applicant: Albert Cairns

Bill Mannuel, Wetlands and Land Management, Inc., represented the applicant. This is a Woodvale project on Frost Fish Brook. This property was already flagged, but Mr. Mannuel recreated the existing flags. This is an existing slab ranch in bad shape. It falls in the riverfront area of the brook. The only portion within the buffer zone is the removal of large portion of rose. The rest of the work falls outside of the buffer zone but within the riverfront area. All but a small portion is within the riverfront area. The project would be to remove most of the existing home, except for a couple of walls, and rebuild the new structure with a different configuration. The new footprint is over the existing home and pavement. The proposed driveway will lead to the garage at an angle, moved outside of the riverfront.

In terms of performance standards, there will be excavation equipment around the perimeter which will be minimal. Most of the fill will be hauled offsite. A mulch sock will be used for erosion control. For riverfront in the outer 200 feet. With all of the additions and removal, there is only 89 square feet added. Rather than have a large ground floor footprint, applicants will add a second floor instead. The projected construction will not be any closer to the river than the existing. The impact thresholds are the relocation of the driveway will remove 1,100 feet of existing lawn but this meets performance standards. This project is already under internal gutting.

The owner of the lot has been helped his neighbor by clearing out accumulated trash. Some vegetation, bittersweet pines, were removed to access the trash. All of the area along the brook is impacted by bittersweet pines. This work was done in a prohibited area. Staff recommended the application of 1 to 1 replication.

Albert Cairns, owner of the property, informed the commission that the vegetation removed were dead fallen trees due to the entanglement of vines that were intruding on the neighbor's property. Staff had walked the site and told the Commission that the trees removed were within the 100-foot invasive area and suggests that those removed be replaced with vegetation. The square footage of vegetation removed will be replaced. According to the bylaws, a wetlands scientist will be required to determine the square footage of vegetation removed and what vegetation will replace it.

MOTION: Ms. King makes a motion to continue the Notice of Intent for 16 Dartmouth Street, DEP File No. 14-13__ to January 10th; Mr. Souza seconded; all in favor.

D. Notice of Intent [310 CMR 10.05 (4)]

13 Mead Street, DEP File No. 14-13__

Applicant: Kimberly & Russell Seaward

Bill Mannuel of Wetlands and Land Management, Inc. represented the applicant. This is a riverfront project at the end of Mead Street. The existing home will be removed and rebuilt. There is an existing home with 2 driveways on each side of the home, one leading to a garage. Because there is a property between the project home and river, this area could not be flagged. The area flagged is at the edge of salt marsh which is Town property. And a couple of more flags were placed at the end of Mead Street. The no disturb/no build and 100-foot buffer line were determined. The entire lot is encumbered by riverfront. Mead high water is assumed elevation of 4.5. The highest elevation for this property is 6.5.

The project consists of demo and house construction work. The performance standards for salt marsh work is that all physical work must be outside of the marsh, and nothing from the site can get to the marsh. For erosion control, a mulch sock will run along the side and back of the property. Nothing will get into the river, because it is a level lot and there is a home between the project and marsh. The soil has been tested and is very sandy so there will be more infiltration than runoff.

There is currently a basement in the home. And the projected construction will have a 3/4 basement. The question was asked if they will require to dewater when excavating. Mr. Manuel stated that they are going to try to remain above the water by determining the water table prior to excavating. The home does currently get water in the basement, but the proposed basement floor will be raised.

One of the driveways will be eliminated. The proposed remaining driveway will lead to the garage.

The determine analysis on a river front property of a single-family lot built prior to 1996 is limited to that lot only. This means that the commission can only look at this lot. If this were a subdivided lot, then the remaining property could be reviewed.

The property is flat front to back, side to side. Any runoff will be through gutters, downspouts and spread throughout.

If the builder encounters ground water, then conservation will be informed and it must be pumped through a sock. There will be a sub pump in the basement. The water table doesn't change much, except in the summer time when it may be a little dryer. If dewater is necessary it will be one of the Order of Conditions.

MOTION: Mr. Souza makes a motion to continue the public hearing for 13 Mead Street, DEP File No. 14-13__ to January 10th; Ms. King seconded; all in favor

MINUTES

Meeting minutes- October meeting minutes and December will be reviewed for January 10th meeting.

The 2019 Conservation Commission was distributed to all members.

Adjournment

Mr. Souza makes a motion to adjourn the meeting; Mr. Wilson seconded; all in favor