

HAMILTON CONSERVATION COMMISSION
MINUTES OF MEETING
November 2, 2017
Meeting at the Council on Aging Building
299 Bay Road, Hamilton MA

Members Present: Virginia Cookson, Chris Currier, Keith Glidden, Richard Luongo (Chairman), and George Tarr.

Coordinator:

This meeting was called to order at 7:00 pm with a quorum established.

Notice of Intent. 3 Whipple Rd. Construct Garage and Breezeway Outside the No building Zone.

Richard Luongo opened the public hearing. Walter Meibaum (Owner) and Bill Manuell (Wetlands and Land Management) were present. Mr. Manuell explained the proposal was to connect the new breezeway and garage to the existing home. Previously Mr. Manuell walked the site with Jim Hankin, who did not have issues with the wetland boundaries. The Site Plan was compliant with the No Build Zone requirements. Work was proposed 53' from the nearest wetland flag. According to Mr. Manuell, photos indicated that the addition would extend out over the existing gravel driveway and into the existing lawn. The garage area was flat and sloped gently toward the wetland. Mr. Manuell proposed a line of erosion control (12" diameter mulch sock) to lie down on the grass.

Construction would include a frost wall foundation under the garage with a slab causing limited digging with no accumulation of soil, according to Bill Manuell. The soil would be stored next to the trench and backfilled after construction of the frost wall. The driveway would be paved and all soils would be stored on site.

Virginia Cookson said the Conservation Commission would not accept the wetland line as official, but did not think Mr. Manuell would be off by three feet. Mr. Manuell said he would not be off, especially in the area that was closest to the work area as it dropped right off near the neighbor's property line. Ms. Cookson noted that it would be easy to build on the lawn area as it was easy to control and that the site was conducive to the work proposed.

Virginia Cookson asked about the bedroom on the drawing, which seemed to be smaller than the width of the house. The driveway would be asphalt. Ms. Cookson mentioned the permeable asphalt driveways. Discussion ensued regarding the use and expense of the relatively new product. Bill Manuell said it was not used frequently in New England due to maintenance and preparation costs.

George Tarr asked about the placement of erosion control as the plan indicated that flow would come from the construction area and would go around the far end at the property line rather than straight toward the erosion control proposed. Bill Manuell responded that the computer based the contours on the number of shots given, but the photos indicated the slope was directly away from the garage. The erosion control could be extended, but a thick hedge was on the site in the area of potential extension. Mr. Manuel said it was sandy soil and water would percolate into the ground. Virginia Cookson asked if gutters would be used, to which Walter Meibaum answered that they probably would be installed. Water would be directed into the grass similar to the rest of the house. Mr. Manuell noted that currently there was no problem with erosion.

Motion made to close the public hearing by Chris Currier.

Seconded by Virginia Cookson.

Vote: Unanimous in favor.

Motion made to issue an Order of Condition for work at 3 Whipple Road by Virginia Cookson.

Seconded by Keith Glidden.

Virginia Cookson said she did not think special conditions were necessary for the project. The usual State and Local conditions would apply. Ms. Cookson asked to add that the work be done according to the presented plan and the plan be available to the builder's contractors on site when they were working. Ms. Cookson specified that the condition be added if it was not already part of the usual conditions.

Vote: Unanimous in favor.

Notice of Intent. 63 Pine Tree Drive. Septic System Installation.

Edward Arnold, Owner, Dan Johnson system designer. Public hearing opened and continued at request of applicant to the next meeting November 15, 2017 at 7:00 pm Hamilton Town Hall.

Discussion

Patton Ridge Homeowners request to do mowing on the 9.1. acres of Open Space land and Open Space Committee updates.

Mark O'Hara (Patton Ridge Homeowner's Association) and members of OSC. Discussion continued to next meeting.

Minutes – Next Meeting.

Coordinator's Report

None

Adjournment

Motion to adjourn made by Chris Currier.

Seconded by Keith Glidden.

Vote: Unanimous to adjourn at 7:16 pm.

Prepared by:

Marcie Ricker

Attest

Date