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2 **MARION CONSERVATION COMMISSION**
3 MINUTES OF THE REGULAR MEETING HELD ON MARCH 9, 2016
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6 Members Present: Norman A. Hills, Chairman
7 Joel D. Hartley, Vice Chairman
8 Stephen C. Gonsalves, Member
9 Jeffrey J. Doubrava, Clerk
10 Cynthia C. Trinidad, Member
11 Kristen Saint Don, Associate
12
13 Members Absent: Lawrence B. Dorman, Associate
14
15 Admin. Assistant: Donna M. Hemphill
16
17 Others Present: Ann Severance, 20 Front Street; Brian Grady, G.A.F. Engineering,
18 Inc.; Mike Campagnone, CLE Engineering; Amy & Nick Mitcheson,
19 18 Wilson Road; Richard Boyd
20

21 Meeting convened at 7:00 PM on Wednesday, March 9, 2016 in the conference
22 room of the Marion Town House, 2 Spring Street, Marion, Massachusetts. Site visits were
23 held on Tuesday, March 8, 2016 by K. Saint Don, J. Doubrava and N. Hills. This meeting was
24 televised and video recorded by Old Rochester Community Television (ORCTV), and audio
25 recorded by Town of Marion staff.
26

27 7:00 PM **CLE Engineering - Michael Campagnone**, on behalf of Greg & Nancy
28 Johnson, Request for Determination of Applicability (File No. 41D-1599), for the complete
29 replacement of the existing septic system at 406 Point Road. Michael Campagnone of CLE
30 Engineering was present to represent Mr. & Mrs. Johnson. M. Campagnone explained the
31 project, and pointed out on the plan where the system will be located. He noted that it has
32 been designed for four bedrooms but due to the Marion Board of Health regulations this
33 system is actually oversized and can handle six bedrooms. The system will be sighted as
34 tightly to the house as possible in the backyard. He also pointed out the hay bale line
35 shown on the plan. J. Doubrava asked how the site will be accessed. M. Campagnone
36 said down the driveway and around the back of the home. N. Hills asked why the system
37 would not be on the side of the house. M. Campagnone said that there are features on
38 that side that they would like to retain. He mentioned the variance they have filed with the
39 Board of Health for the separation of ground water. J. Doubrava asked about the stockpile
40 area and noted the steeply sloped lot. M. Campagnone said he can add the stockpile
41 area with hay bales around it to the plan. S. Gonsalves asked about the construction time

42 line. M. Campagnone said about a week to have the project completed. He also
43 mentioned that three to four trees will need to be removed as part of the site grading.
44 There was a discussion regarding the placement, removal and containment of fill. There
45 were no further questions from the members or the audience. J. Doubrava motioned to
46 close the hearing; S. Gonsalves seconded; voted unanimously.

47

48 7:05 PM (7:11 PM) **Ann Severance**, Notice of Intent (File No. SE 041-1241), to raze an
49 existing dwelling and construct a new single family dwelling with driveway, utilities and
50 associated grading at 20 Front Street. Brian Grady of G.A.F. Engineering was present to
51 represent Ann Severance. She was also present. The dwelling is just outside of the Velocity
52 Flood Zone and is within the AE 16 Flood Zone. The proposed design is a hybrid: the first floor
53 is elevated as required by the AE zone with open piers on the Shell Heap Road and western
54 sides and a solid poured foundation on the Zora Road and Front Street sides. The garage is
55 a drive under. The house is serviced by town water and sewer. There was a discussion
56 regarding breakaway walls. Architects have designed the house in accordance with flood
57 zone regulations. The basement will slightly above grade. There was a discussion regarding
58 grade and fill. B. Grady showed the members a drawing of the proposed dwelling. J.
59 Doubrava asked when the wetland line delineated. B. Grady said it was six to seven years
60 ago. J. Doubrava said that the line is expired. He also noted that the proposed house
61 touches the limit of work and touches the Velocity Zone border. B. Grady said that the old
62 wetland flags were reset and he felt they looked reasonable. There was a discussion
63 regarding the wetland flags. B. Grady said that if it appeared to be different than what
64 was staked they would have done a new delineation. S. Gonsalves asked what would be
65 put on the Front Street side of the house. A. Severance and B. Grady said they will be doing
66 plantings such as bushes. J. Hartley asked about marking the 15' no activity zone with
67 something such as boulders. There was a discussion of marking that area during
68 construction so vehicles cannot access it. Resident Richard Boyd whose daughter lives in
69 the home adjacent, asked for clarification on the breakaway walls, how they are
70 constructed and work. There were no further questions from the audience or members. J.
71 Doubrava motioned to close the hearing; J. Hartley seconded; voted unanimously.

72

73 7:10 PM (7:30 PM) **Nicholas Mitcheson**, Request for Determination of Applicability
74 (41D-1600), for a proposed 18x26 addition at 18 Wilson Road. Nicholas Mitcheson was
75 present and described the project. It will be a slab on grade foundation. The existing car
76 port is at 11' and the new car port will be 13'. The existing base floor of the house is 13'. The
77 property is located in Flood Zone AE 16. There was a discussion regarding the construction
78 requirements within the AE Flood Zone, whether or not the addition needs to meet the

79 current flood zone elevation or if it is allowed to meet the existing. In order to confirm the
80 requirements for building within the flood zone, the Building Commissioner will be
81 contacted. With the permission of the applicant, N. Hills motioned to continue the hearing
82 until Wednesday, March 23, 2016 at 7:25pm. J. Doubrava seconded; voted unanimously.
83

84 Members did a site inspection at 51 Holly Road in response to a conversation with
85 the new homeowner, Paul Driscoll, in regards to phragmite removal. P. Driscoll will be asked
86 to come to the next meeting to discuss the removal and filing information.
87

88 Minutes from February 24, 2016 were approved.
89

90 **Partial Certificate of Compliance for File No. SE41-177** requested by Marty Lamb,
91 Esq., for Dave Mastovsky, 32 Pine Hill Lane. N. Hills motioned to issue the Partial Certificate
92 for this lot only; J. Doubrava seconded; voted unanimously.
93

94 The letter to Robert D'Italia in response to his email was approved. It will be sent to
95 Mr. D'Italia and the abutting neighbors.
96

97 Invoice #6843 from The Wanderer was approved for payment.
98

99 Request for comments for ZBA Case #720, Figueiredo and #721, Xifaras were
100 discussed. Members had no recommendations on either case since neither case falls
101 under the Conservation Commission jurisdiction.
102

103 A letter was received from MEMA regarding potential grand opportunities. Each
104 member received a copy in their packets.
105

106 There was a discussion regarding the request for comments on the Open Space
107 Survey. A number of comments were drafted and will be sent to the Marion Open Space
108 Acquisition Commission.
109

110 C. Trinidad said that the MACC Conference that the members attended on March
111 9, 2016 was very good.
112

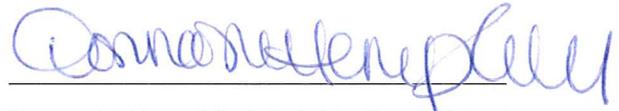
113 **CLE Engineering - Michael Campagnone**, J. Doubrava motioned to issued
114 Determination of Applicability (File No. 41D-1599), for G. & N. Johnson at 406 Point Road,
115 Negative Box #3, Special Condition: Stockpile area shall be defined on the eastern side of

116 the proposed leaching field and surrounded by siltation control. C. Trinidad seconded;
117 voted unanimously.

118
119 **Ann Severance**, N. Hills motioned to issue Order of Conditions (File No. SE 041-1241)
120 for 20 Front Street. Special Condition: Basement walls on Shell Heap Road side of the
121 building shall be breakaway and garage doors shall have blowout panels. S. Gonsalves
122 seconded; voted unanimously.

123
124 Members will request a visit to Bird Island to view the progress of the ongoing
125 restoration project. Harbormaster Isaac Perry will be contacted to schedule the visit for
126 April 9, 2016.

127
128 Meeting adjourned at 8:10pm.



Donna M. Hemphill, Administrative Assistant

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133 Approved: March 23, 2016

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