

PLYMOUTH CONSERVATION COMMISSION

508-747-1620 x10139

Minutes

January 31, 2023

Present: Randy Parker; Chair, Ann Burnham; Vice Chair and Commissioners, Karen Edwards, Lucas Nichols, Paul Churchill, and Jamie Carpenter.

Absent: Patrick Farah and Richard Vacca

Recording Secretary: Michele Rowe

This meeting may include topics not reasonably anticipated by the Chair 48 hours in advance of the meeting. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town's website, at <https://www.plymouth-ma.gov/conservation-commission>

24 Priscilla Beach Road

Parcel ID:044-006-557-000

Alan Oransky

Grady Consulting, LLC

A Post-Facto Notice of Intent for Deck Expansion of previously existing deck.

SE57-3294

PCC-23-01

The Commission received the following documentation for this review:

1. MassDEP NOI File Number
2. WPA Form 3 – Notice of Intent received January 6, 2023
3. Projective Narrative
4. Waiver Request for work within the 35' and 50' buffers to a resource area
5. Assessors' Office Abutter List Report dated December 15, 2022
6. Assessors' Office Map
7. Pictures of expanded deck, footings
8. Site Plan prepared by Grady Consulting, LLC, stamped by Kevin S. Grady, PE and Timothy R. Bennett, PLS revised February 8, 2022
9. Landscape Plan prepared by Grady Consulting, LLC, dated October 26, 2022

Tim Bennett, Grady Consulting, LLC was present as the representative for this project and presented the proposed plan to the Commission.

Tim Bennett: Per Staff Report does the project meet the performance standards of the Top of Coastal Bank Resource Area, under current rules and regulations? The answer is there is no adverse effect due to eave action on the movement of sediment. The Coastal Bank is heavily vegetated.

Ann Burnham & Karen Edwards: strongly agree they should remove the deck, the previous Commission told homeowners to remove.

Paul Churchill: removing the deck will disturb the bluff. Plantings will double the amount of expansion. Why not cut the pilings down and leave the footings.

Jamie Carpenter: If approved he would suggest condition – Building permit post facto, install helical piles for footings and any additional footings per Building Department. A Memo from the Building Department stating they will approve. This could be a condition to the Order of Conditions.

Public Comment: None

Karen 1st motion to deny the project.

Ann Burnham 2nd motion

Voted 3 – 4 7:44 pm *vote did not carry*

Ann, Karen, and Lucas voted yes

Sean, Jamie, Paul and Randy voted no

Paul 1st motion to continue the hearing to February 14, 2023 at a time to be determined.

Jamie Carpenter 2nd motion

Voted 5 – 2 7:46 pm

Sean, Jamie, Paul, Lucas and Randy voted yes

Ann and Karen voted no

72 Warren Avenue

Parcel ID:037-000-003A-003

Alan T. & Anne E. Haig

Coastal Engineering Co.

SE57-3292

PCC-23-02

A Notice of Intent to install a dock over an existing revetment, reconstruct the revetment, remove degraded sediment and rubble to help restore the patens salt marsh.

The Commission received the following documentation for this review:

1. MassDEP NOI File Number
2. Commonwealth of Massachusetts Division of Marine Fisheries, dated January 26, 2023
3. Letter dated January 10, 2023 by Coastal Engineering Co., signed by Carla A. Davis
4. WPA Form 3 – Notice of Intent received January 10, 2023
5. Introduction / Project Description
6. FEMA Firmette
7. ACEC Boundary for Project Locus
8. NHESP Habitat Border
9. Alternatives Analysis
10. NOI Wetland Fee Transmittal Form
11. Assessor's Abutter List
12. Locus
13. Proposed Dock and Revetment Improvements, prepared by Coastal Engineering Company, Inc.
14. General Notes, Legends and Abbreviations, prepared by Coastal Engineering Company, Inc., stamped by Catherine C. Ricks, PE, dated January 24, 2023
15. Plan showing proposed Site Improvements, prepared by Coastal Engineering Company, Inc., stamped by Catherine C. Ricks, PE, dated January 24, 2023
16. Plan Showing Proposed Site Improvements, prepared by Coastal Engineering Company, Inc., stamped by Catherine C. Ricks, PE, dated January 24, 2023

Coastal Engineering Co. on behalf of Alan T. & Anne E. Haig have requested a continuance of a hearing to February 7th, 2023.

Sean Andersen 1st motion to continue the hearing to February 7, 2023 at a time to be determined.
Paul Churchill 2nd motion
Voted Unanimously 7 – 0 7:47 pm

80 Gunning Point Road

Parcel ID: 123-001P-1340-000

Michael R. Mulligan

JC Engineering, Inc.

A Notice of Intent for installation of an in-ground pool and patio.

SE57-3293

PCC-23-03

The Commission received the following documentation for this review:

1. MassDEP NOI File Number
2. Letter From JC Engineering, Inc. dated January 10, 2023
3. WPA Form 3 – Notice of Intent received January 11, 2023
4. Assessors' Office Abutter List, dated December 1, 2023
5. Locus
6. National Flood Hazard Layer FIRMette
7. Proposed In-Ground Pool plan prepared by JC Engineering, Inc., dated January 10, 2023, stamped by John L. Churchill, Jr., PE, PLS

Brad Bertolo, JC Engineering, Inc. was present as the representative for this project and presented the proposed plan to the Commission.

Public Comment: None

Ann Burnham 1st motion to close the public hearing and issue the standard Order of Conditions.

Special Condition: No Discharge from the pool on site and hauled off as necessary.

Karen Edwards 2nd motion

Voted Unanimously 7 – 0 7:58 pm

MISCELLANEOUS:

This meeting may include topics not reasonably anticipated by the Chair 48 hours in advance of the meeting.

- Repair Permit Discussion – will be continued to next week.
Paul Churchill: simple form, keeps it simple so people will file, would vote for it to be extended.
- Map 77E, Lot 14-1, Re-conveyance of Land by Pinehills, LLC – this was voted on at the September 20, 2022, please sign at your earliest convenience.
All in Agreement to come in sign.

ACTION ITEMS:

Minutes: January 24, 2023

Ann Burnham 1st motion to approve the minutes for as submitted.

Karen Edwards 2nd motion

Voted Unanimously 7 – 0 8:02 pm

ADJOURN MEETING:

Karen Edwards made 1st motion to adjourn at 8:05 pm

Randy Parker made 2nd motion

Voted Unanimously 7 - 0

These minutes approved on: February 7, 2023
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