



**Pembroke Conservation Commission
Minutes of the Meeting of
January 8, 2018
Pembroke Town Hall, Veterans' Hall**

Disclosure: These minutes are not verbatim – they are the administrative agent's interpretation of what took place at the meeting.

All materials presented during this meeting are available in the Pembroke Conservation Commission office.

Open Meeting Law, G.L.c. 30A § 22.

Members present: Robert Clarke, Member and Agent; Arthur Egerton, Member; Scott Glauben, Vice Chairman; Richard Madden; Member Sandra Simon, Member; Mark Sotir, Member
Members absent: Sharon McNamara, Chairman
Staff present: Rachel Keller, Administrative Agent

At 7:05PM, Mr. Scott Glauben, Vice Chairman, opened the meeting and asked the members to introduce themselves, and then stated that the proceedings would be made available to the public through video or audio broadcast on the PACTV Government Access Channel for broadcast at future dates and that all comments made in open session would be recorded.

ADMINISTRATIVE BUSINESS

Meeting minutes

A motion was made by Mr. Clarke and seconded by Ms. Simon to accept and approve the minutes of the November 27, 2017 meeting. All in favor. Motion passed unanimously.

Request for certificate of compliance – 300 Center Street (DEP File # SE056-321)

A motion was made by Mr. Clarke and seconded by Ms. Simon to accept and approve the request for the issuance of a certificate of compliance for 300 Center Street (DEP File # SE056-321). All in favor. Motion passed unanimously.

Materials or other exhibits used by the public body in an open meeting are available to the public, within 10 days, upon request.

AGENT'S REPORT

Brisan Way

The agent informed the members he has approved the use of steel posts for the signage on the property. Clearing of the land continues.

PUBLIC HEARINGS

Notice of Intent (NOI) – 217 Wampatuck Street – Map B8, lot 64, 310 and 311 – McGarrell (DEP File # SE056-1007)

Attendees: Richard Grady and Kevin Grady, Grady Consultants; Leah Archibald, Archibald Real Estate; John Ford, abutter

The members reviewed the plans and the agent gave a brief history of the use of the property. Mr. Grady informed the members that this project was approved by the commission in 2003, but expired without any work commencing. Since that approval, the floodplain maps have changed, some of the rules and regulations have also changed. For this submittal, Grady Consultation has updated the wetland delineation, updated the survey so that elevation in the plans mirrors the floodplain maps, and they have gone through the title 5 requirements for innovative alternative systems (this will be a jet system). The placement of the proposed home has been brought closer to the street. No fill is proposed within the flood zone. A walkout basement, shorter and more level driveway, and erosion control are also included in the plan. The board of health has not yet issued an approval due to some errors in calculations. There was some discussion about a water hole depicted on the plans. Members wondered if it could be a potential vernal pool. Mr. Grady informed the members that the water hole is not currently a designated vernal pool and there is no intention of performing any work in or near the area.

A motion was made by Ms. Simon and seconded by Mr. Clarke to close the hearing. All in favor. Motion passed unanimously.

A motion was made by Mr. Clarke and seconded by Ms. Simon to proceed with the project according to plan with the understanding that the area known as the "water hole" not be disturbed and any work beyond the limit of work will require another filing. All in favor. Motion passed unanimously.

Notice of Intent (NOI) – 346 Washington Street – Map E12, lot 12 – Smith & Sons (DEP File # SE056-1009)

Attendees: Richard Grady, Grady Consultants; Dan Smith, Smith & Sons; Maria Karas, abutter

The members reviewed the plans and Mr. Grady gave an overview of the project. Mr. Grady informed the members that, similar to previous uses of the property, the proposed work is only on upland areas and there is nothing proposed in the wetland resource areas. Several drainage basins are proposed around the property. Proposal includes a 25-foot minimum to the wetlands around the perimeter of the property. Redevelopment within the riverfront area for an underground drainage infiltration system which will discharge overflow toward the wetland at the river.

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Drainage calculations were submitted and are currently being reviewed by the planning board's consultant. Septic systems will be outside of the 100-foot buffer zone.

The agent mentioned that the wetland line as depicted on the plans submitted by Grady Consulting, L.L.C. needs to be reviewed by a third-party. The applicant agreed to pay the fee for the third-party peer review of the wetland line as shown in the plans submitted by Grady Consulting, L.L.C. The members agreed that a continuance would be necessary in order to have time for the third-party specialist to conduct his/her review.

An abutter, Maria Karas of 400 Washington Street, submitted a letter to the members that was drafted by her legal counsel outlining her opposition to the project. Ms. Karas stated her concerns include impacts to the environment, the wetlands and the peaceful enjoyment of her property. The members agreed that the issues mentioned in the letter would be addressed by the third-party reviewer and the planning board's consultant.

A motion was made by Mr. Clarke and seconded by Mr. Sotir to continue the hearing to January 22, 2018. All in favor. Motion passed unanimously.

Notice of Intent (NOI) – 230 Water Street – Map E15, lot 12 – Stracco (DEP File # SE056-1008)

Attendees: Terry McGovern and Brian Taylor, Stenbeck & Taylor, Inc.; Tony Gianetti and Michael Stracco, Rock Solid Countertops; Scott Chapman, Philip Howard, Shannon and Jace Wilson, abutters

Mr. McGovern reviewed the plan with the members and gave a very detailed explanation of the proposed project. The applicant is proposing a 7,000 sq. ft. new building, to be used for granite countertop cutting and fabrication, to be located toward the rear of the property. The existing building, at the front of the property, would be used for cabinetry and carpentry. The proposal also includes the removal of a small portion (a little less than 300 sq. ft.) of the existing building, which is currently about 4,900 sq. ft. and a 70' X 100' new building would be added to the property, just beyond the zoning setbacks – the buffer zone cuts through the building. At the rear of the property there is a proposed retention basin. The proposal for storm water management includes a pea stone diaphragm, a filter berm and rain garden.

There was a question from abutters regarding whether the site is on the rare and endangered species site list. The applicant informed the audience that the site is not in a zone that is considered to be home to rare or endangered species.

Since the matter is still before the planning board due to some outstanding issues raised by the board's reviewer, the members agreed to continue the matter to allow for all questions to be answered.

A motion was made by Ms. Simon and seconded by Mr. Egerton to continue the hearing to February 5, 2018. All in favor. Motion passed unanimously.

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A motion was made by Ms. Simon and seconded by Mr. Sotir to close the meeting at 9:03PM. All in favor.

Materials and Exhibits

Draft minutes of the November 27, 2017 meeting

Certificate of Compliance for signature for 300 Center Street

Notice of Intent and accompanying documentation for 217 Wampanatuck Street

Notice of Intent and accompanying documentation for 346 Washington Street

Notice of Intent and accompanying documentation for 230 Water Street

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