



TOWN OF SWAMPSCOTT

CONSERVATION COMMISSION

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

MEMBERS

TOM RUSKIN, CHAIR
TONIA BANDROWICZ, VICE CHAIR
MARC ANDLER
COLLEEN HITCHCOCK
MONICA LAGERQUIST
JENNIFER SIMON LENTO
MONICA TAMBORINI

MAY 24, 2018 MEETING MINUTES

Time: 7:30pm - 8:47pm
Location: Swampscott Police Headquarters, Community Room, 531 Humphrey Street
Members Present: T. Bandrowicz, M. Lagerquist, J. Simon-Lento, C. Hitchcock
Members Absent: T. Ruskin, M. Andler, M. Tamborini
Others Present: Peter Kane (Director of Community Development), Robert Corcoran (applicant), Chris Sparages (engineer), Jesse Schomer (attorney)

Meeting called to order by Vice Chair Bandrowicz, acting as chair in absence of T. Ruskin, at 7:30p.

T. Bandrowicz read the Commission's standard opening statement regarding the Commission's role in the community. A quorum was confirmed with four commission members present.

NOTICES OF INTENT

133 PURITAN ROAD

DEP FILE #71-311

Chris Sparages (project civil engineer) of Williams Sparages LLC introduced Jesse Schomer (attorney) and Robert Corcoran (applicant). They've filed a notice of intent for a proposed six-unit independent living facility at 133 Puritan Road. The property is at the intersection of Puritan Road and Lincoln House Avenue and includes a seawall with the harbor. Mr. Sparages walked through the existing site and its location within the area.

The property includes a historic mansion house, a carriage house, gazebo, tennis court, and landscaping. Topographically, the site is highest at the south side and slopes down to elevation 11 at the north. They performed test borings to determine water level and location of native soil. Two to three feet down is the native soil of gravely, sandy loam with no signs of seasonal high water. There are several wetland resources. On the ocean side is a coastal beach at the seawall. Where the coastal beach meets the seawall, the seawall acts as a coastal bank. The 100-foot buffer is shown on the property with relation to the seawall (includes most of the property). There are two flood hazard areas on the property - a portion of the property is within coastal flood (AE) on the north side of property and the high velocity flood area (VE) along the harbor side of the property. There are no proposed new structures within the VE zone.

T. Bandrowicz asked about the existing stormwater calculations and plan. The area along Lincoln House Avenue flows to Puritan Road (and then into storm drains). The remainder of the property flows back toward the ocean. The proposal calls for rain gardens along Lincoln House Avenue to capture the water that would typically go into Puritan Road and instead into the rain gardens and eventually to the seawall.

The proposal calls for renovating the existing mansion and converting it into four residential units with a partial addition at the south and two garages on the front of the structure. The carriage house will also be

renovated with some additions to square it off and convert it into another unit. There is the proposed construction of a new building for the sixth unit at the location of the existing tennis court and includes a garage. An in-ground pool is proposed with the new construction unit.

The landscaping plan calls for a number of deciduous and evergreen trees. The driveways will be reconfigured. Existing has three curb cuts - one for the carriage house and two for a circular drive. The carriage house driveway will remain and the two other existing would be moved to line up with the garages. A fourth driveway / curb cut is proposed for the new construction unit.

As a way to minimize stormwater and incorporate low impact development techniques, they're proposing two rain gardens. Those rain gardens direct into a swale along the area of property that abuts Puritan Road and then runs into the seawall. In the existing conditions there aren't any infiltration devices other than the landscaping. The proposed conditions balances the open space. The driveways are proposed as paver blocks set in sand (not calculated as permeable in their numbers). The rain gardens meet the infiltration amount based on what surface area coverage is created. There is an operation and maintenance plan for the rain gardens which will fall on the homeowners' association (written into the condo docs). C. Hitchcock asked what the difference in surface coverage area is (considering there's an existing tennis court). Existing coverage is 42.5%, with the proposed calculation at 41.6%.

He then walked through the utilities. Water, sewer, natural gas, electric already exist on the site. Each unit will have their own service (water/sewer) pipe. Each unit will tie into one line on the property that then connects into the street connection. The mansion will be sprinkled with its own line.

They also propose some seawall repairs. There are some areas with small cavities. They want to go out to Fisherman's Beach to set up temporary staging to fill in the areas that need repair. Existing stone and mortar wall. Staging would be set up in sections. They will file the Order of Conditions with DEP for a Chapter 91 approval to repair the seawall.

T. Bandrowicz asked what best management practices they propose to use. Mr. Sparages said the wall extends beyond the ground level. A silt fence would wrap the site along Puritan Road, Lincoln House Avenue, and the seawall. T. Bandrowicz asked if they would use waddles or hay bales. Mr. Sparages said that since they aren't changing the slope, they feel the silt fence will be adequate. He said they would use a small machine to put in the staging. Mr. Corcoran said they may use swing staging that may not need a machine or equipment. T. Bandrowicz said that the Commission doesn't typically allow machines on the beach. Mr. Sparages said they would perform the repairs by hand and could install the staging without equipment if needed. C. Hitchcock asked how long the staging would remain out. Mr. Corcoran wasn't sure about the length of time.

T. Bandrowicz asked for the performance standard for the coastal beach. Mr. Sparages and T. Bandrowicz reviewed the DEP documentation.

C. Hitchcock asked if there's an issue with the new pool location and the fill. Mr. Sparages said that the area is currently lawn area. They also spoke with Eric Carlson with DCR regarding the seawall repairs, the flood zones, and the pool. Mr. Sparages said that Mr. Carlson said that with an in-ground pool within the VE zone shouldn't be an issue. The new construction building is slab on grade and raised higher due to its location in the VE zone.

T. Bandrowicz asked if there's any excavation being done. Mr. Sparages said it's much less than an acre. There is some cutting and filling. The rain gardens and treatment swale will be cut. The ground area of the new construction unit will include fill. The two garage additions and back additions will require some digging. The tennis court will be pulled up and the material temporarily stored. The soil stockpile will go where the pool will eventually installed. T. Bandrowicz asked if the stockpiling of the soil at that north corner should include more than a silt fence. Mr. Sparages agreed that a silt sock may be needed there.

T. Bandrowicz asked about the long-term pollution plan. She noted that the sections on sediment control was wording such as it may be done, not that it would affirmatively be done. Mr. Sparages said they could

certainly strengthen or make the language affirmative. She then asked about the inspection reports and if they would be submitted to the Conservation Commission. Mr. Sparages said that typically isn't done due to the scope of this work. The reports are made available if the EPA requests them. They would be available upon request from the Commission if needed.

M. Lagerquist asked about the beach and equipment and if the equipment would be removed at the end of the day. Mr. Sparages confirmed it would each day. Staging will stay until end of the job. Mr. Corcoran said the permit would probably be 7a-7p but could be less depending on the contractor's availability. M. Lagerquist asked if any material would need to be disposed from the sea wall work. Mr. Sparages said that if it does, it would be put in buckets and removed at the end of the day.

T. Bandrowicz stated that the Conservation Commission has standard special conditions that they typically use. She suggested using the numbers: 17, 18 (altered "with appropriate barriers for the stockpile area"), 20, 25 (along with items 1-16), and that the beach work will be within compliance of the performance standard for the coastal beach resource area as defined DEP (10.27(3)).

T. Bandrowicz asked if members of the public had any questions. There were none.

MOTION: by J. Simon Lento to approve the Order of Conditions subject to the special conditions as itemized, seconded by C. Hitchcock, unanimous.

MEETING MINUTES

The Commission reviewed the minutes from the April meeting. There were no comments.

MOTION: by C. Hitchcock to approve the April minutes, seconded by J. Simon Lento, unanimous.

DISCUSSION

T. Bandrowicz noted that Town Meeting had approved the transfer of the earned interest of about \$16,000 to the Conservation Commission fund for use to improve conservation lands.

T. Bandrowicz said that she'll be meeting with the Planning Board in June to discuss climate change updates to the zoning bylaws.

P. Kane will follow up with Town Counsel regarding the encroachment into Ewing Woods and the final letter to one resident.

T. Bandrowicz suggested that the Commission hold off on the discussion of the Nelson Kessler memorial until Chair Ruskin is in attendance. C. Hitchcock suggested naming the trail in Harold King Forest after Mr. Kessler.

MOTION: by T. Bandrowicz to set a fee schedule of \$75 for 2 hours or less and \$150 for over 2 hours, seconded by M. Lagerquist, unanimous.

MOTION: by M. Lagerquist to close the meeting at 8:47p, seconded by J. Simon Lento, unanimous.

Meeting closed at 8:47p.

S. Peter Kane
Director of Community Development

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