



TOWN OF SWAMPSCOTT

CONSERVATION COMMISSION

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

MEMBERS

TOM RUSKIN, CHAIR
TONIA BANDROWICZ, VICE-CHAIR
MONICA TAMBORINI
JONATHAN GRABOWSKI
MONICA LAGERQUIST
COLLEEN HITCHCOCK
A.RANDALL HUGHES

Conservation Commission Public Hearing Minutes – August 20, 2020

Time: 7:30 – 9:37 PM **Location:** Remote

Members Present: Tom Ruskin, Chair; Toni Bandrowicz, Vice Chair; Colleen Hitchcock; Monica Lagerquist; Monica Tamborini, Randall Hughes, Jonathan Grabowski

Members Absent: None

The public hearing of the Conservation Commission was called to order at 7:30 pm.

The public hearing was video recorded.

AGENDA

1. Notices of Intent

a. Continued - DEP #071-0324 (22 Northstone Road) – filed by Chris Casey for a proposed addition of a pool and patio area within the 100' buffer zone of a top of a coastal bank (22 Northstone Road, Map 31, Lot 47A).

Tobin Shulman and Chris Casey were present for the application. Mr. Shulman stated that Jeff Shub, the condominium representative, Mark Andler, and Ms. Casey came to an agreement regarding a letter of intent for the staircase.

T. Ruskin asked if this was a binding agreement or contingent.

T. Shulman stated it was non-binding, and that Ms. Casey and the other two parties had agreed to split the cost of the staircase.

T. Bandrowicz asked if this cost includes demolition.

T. Shulman confirmed that it does, and that all party signatures had been received and sent over to Molly.

T. Bandrowicz proposed a condition that any copies of proposed additional plans would be sent over to the Commission. T. Shulman stated that there have not since been any new designs, and he does not see any further designs being proposed.

T. Ruskin proposed a condition that states that no work is to be done beyond Ms. Casey's property line until, at minimum, Ms. Casey and Mr. Andler agree to do so, or at maximum, all three parties agree to do so.

There was no public comment.

MOTION: T. Bandrowicz to issue an Order of Conditions with special conditions proposed. Seconded by C. Hitchcock; unanimously approved.

b. **DEP #071-0327** – filed by Town of Swampscott for Waterfront Access and Flood Protection at Cassidy Park Beach and Phillips Beach within 100' of inland and/or coastal wetland resource area at Puritan Road (Lat: 42.466000, Long: -70.906017), and Ocean Ave (Lat: 42.472400, Long: -70.885400), Swampscott, MA.

Betsy Frederick and David Peterson of Kleinfelder, Inc. were present for the project. Betsy provided an introduction to the project, and David explained that this Municipal Vulnerability Preparedness (MVP) grant is the third for the town. The strategy of this project is “incremental mitigation” to make beach access points more resilient. It is a low-cost and low-impact natural solution that seeks to join the projects of the Municipal Design Committee, the Department of Public Works, and Kleinfelder.

T. Ruskin, referring to the map provided by Kleinfelder, inquired why other coastline areas do not face the same threat to flooding as others. D stated that this could be due to seawall or natural rock formations. Additionally, the map only refers to vulnerability based on sea-level rising.

B provided a rendering of Cassidy Park, and stated that both Phillips and Cassidy are subject to Chapter 91 permitting.

T. Ruskin asked how the new sand that is to be brought in to build up the dunes will stay in place during heavy tides. D stated that the addition of American beach grass will minimize the amount of sand mitigation.

C. Hitchcock asked if sourcing information for plants will be provided as opposed to just listing them. D. Peterson confirmed that sourcing information could be provided.

T. Bandrowicz to include special condition that only native plants may be used. M. Tamborini and C. Hitchcock agreed.

T. Bandrowicz inquired about removal of invasive species. D confirmed that there will be removal of trees with understanding that certain trees are non-invasive.

M. Tamborini inquired about the timeline of the project.

B. Frederick explained that the project is subject to the DEP regulatory process and Chapter 91 permitting, but the hope is to have it done by the start of next beach season.

A.R. Hughes stated that vegetation plays an important role, and therefore grass must be planted in the right season.

M. Tamborini inquired whether or not a letter of support from the Commission would help to speed up the process. B. Frederick agreed that it could not hurt to have documentation that demonstrates the commitment of the Town. T. Ruskin agrees. B. Frederick to provide guidelines and T. Bandrowicz will

draft letter.

T. Ruskin to include condition that approval will be granted based on planting of vegetation in the proper season.

Item opened for public comment.

Henry Ivers of 73 Puritan Road spoke out with strong concerns about the effectiveness of the project. A recent storm destroyed both his seawall and that of his neighbor; and swept sand into his yard that took three days to scoop out. Therefore, adding sand as a tactic to build resiliency would not be beneficial, but rather exacerbate an already existing problem. He believes that large stones or boulders would serve as a better form of protection.

Elise Brault of 75 Puritan Road agrees with Mr. Ivers that water does gain too much momentum during storms and can easily take out a seawall. She stated that she likes the plan and the aesthetics, but would like to see a combined solution. She also requested the placement of a dog waste receptacle.

Item closed for public comment.

T. Bandrowicz proposed the approval of the NOI, subject to the concerns raised. Would include a special condition that allows the work to be conducted on Phillips Beach and not on Cassidy until concerns of the residents are addressed. Inquired if this would slow down the project timeline.

M. O'Connell stated that in order to keep Phillips on track, the submission should be amended to include only Phillips and have Cassidy be resubmitted under a different NOI.

Item reopened for public comment.

E. Brault inquired if Cassidy would then miss out on grant funding. T. Ruskin stated that it would, and that the Commission members should vote ASAP.

T. Bandrowicz inquired whether or not new plans could be drafted if voting was delayed by two weeks.

D. Peterson stated they could not draft new plans within that timeframe.

Item closed for public comment.

MOTION: T. Bandrowicz to issue OOC that subjects the proposal to sourcing of local vegetation, planting beach grass during proper season, appropriate erosion control, and the resubmittal of Cassidy Park under a different proposal. Seconded by M. Tamborini; unanimously approved.

2. Request for Determination:

- a. **52 Phillips Beach Ave** – filed by Walter Jacob Architects for hardscape repairs within 100 feet of an inland and/or coastal wetland area (52 Phillips Beach Avenue, Map 30, Lot 17).

Eli Albanese of Walter Jacob Architects was present of the meeting. He explained that the front stone steps have deteriorated to the point of presenting a safety hazard. The proposal is to repair the steps with new materials, repair the stone wall with salvaged stone, and repair the front porch overhang. The project lies distant from the resource area.

M. Tamborini asked for clarification on the walkway repairs.

E. Albanese stated that the existing stone throughout the walkway would be replaced with granite steps, a concrete base, and a stone cap.

M. Tamborini inquired whether or not this would change the permeability. E. Albanese stated that it would not.

T. Bandrowicz asked for confirmation that the work is to be done at the front of the house, therefore away from Palmer Pond. E. Albanese confirmed.

There was no public comment.

MOTION: T. Bandrowicz to issue a negative determination. Seconded by M. Tamborini; unanimously approved.

- b. **MBTA Right of Way** - filed by Keolis Commuter Services for vegetation management, control, and maintenance activities for the years 2021-2025 for the railroad right-of-way. *NOTE: The applicant has requested this item be continued to the September meeting.*

MOTION: M. Tamborini to continue the petition to the September 22, 2020 meeting. Seconded by M. Lagerquist; unanimously approved.

3. Other Business

- c. Approval of meeting minutes

MOTION: T. Bandrowicz to approve past meeting minutes from July 23, 2020. Seconded by M. Lagerquist; unanimously approved.

A.R. Hughes address on behalf of the Swampscott School Building Committee that input is being sought from Conservation Commission regarding a new site.

C. Hitchcock asked if any outreach has been done regarding sandbags on Puritan Road. M. O'Connell agreed to put it on the website.

C. Hitchcock explained that a section of the seawall at Eisman's Beach has algae growth as a potential byproduct of neighbor's landscaping maintenance. Will talk with T. Bandrowicz offline about strategies to address the issue.

Meeting adjourned at 9:37 p.m.