

Town of Wareham
Conservation Commission – Minutes
January 3 2024

Location: Wareham Multi-Service Center, 48 Marion Road, Wareham, MA, Room 320.

The following record pertains to a meeting held by the Wareham Conservation Commission at 6:30 PM local time. A video recording of this meeting is available for viewing. The record of the proceedings includes the videotape of the meeting, the resolutions passed, and any document presented during the course of the meeting.

PRELIMINARY BUSINESS

Present: Chairperson, Sandy Slavin, Kwame Bartie, Carol Malonson, Michael Mercier, Autumn Wood, Paulajeane O'Neill, Donna Cobert, and Joseph Stihl.

Absent: Jessica Parr

Conservation Administrator, Joshua Faherty was present.

Ms. Slavin thanked Ms. Malonson for all her hard work on the Playground.

PUBLIC HEARINGS: 6:30 PM

Request for Determination of Applicability (RDA)

1. **Michael Colameta, 18 Blissful Lane, Wareham MA** – Replace deck and shed along the side of the house within the same footprint.

Ms. Malonson read the advertisement for the record.

Mr. Colameta was present and reviewed his project to replace the rotten deck. He said they would like to replace the shed with a roof and a smaller deck.

Mr. Faherty said there should be no dumpster parked in the back of the house for the debris. He also said that any footings should be done by hand. Mr. Colameta confirmed they would be using existing footings. Mr. Faherty explained they need a Chapter 91 license for the dock that is on the water. Mr. Colameta said the dock has been there since prior to 1980 when his dad bought the property. Mr. Faherty said he would work with him on how to get it permitted.

Ms. Slavin asked about the material under the deck that will be removed. Mr. Colameta confirmed it would be the same slab.

Mr. Faherty recommended a Negative 3 and Negative 6.

Mr. Mercier made a motion to close the public hearing which Mr. Bartie second. The motion passed unanimously. (6-0-0)

Motion to approve: Ms. Malonson made a motion to approve the project with a Negative 6 and Negative 3, which was seconded by Mr. Bartie. The motion passed unanimously. (6-0-0).

NOTICE OF INTENT (NOI)

1. **Norma Langford, Tr. 12 Mayflower Avenue, Wareham MA** – Install a new 1,500 gallon septic tank with MicroFast 0.5 unit, a 1,000 gallon pump chamber, and four (4) 500-gallon leaching chambers within the 100-buffer zone to a pond/drainage basin

Ms. Malonson read the advertisement for the record and corrected that the correct address is Mayflower Lane, not Avenue.

Mr. Grady was present for the applicant and reviewed the project for the septic upgrade.

Mr. Faherty had no comments.

Ms. Malonson asked about the buffer for the water on the slope. Mr. Grady said they will use a 12" waddle.

Mr. Mercier asked about the erosion control line and the 30' buffer zone on the plans. Mr. Grady explained.

Ms. Cobert asked if it was a nitrogen-reducing tank, which Mr. Grady confirmed it was.

There was no public comment.

Mr. Faherty recommended the standard order of conditions.

Ms. Malonson motioned to close the public hearing which was seconded by Mr. Bartie. The motion passed unanimously. (6-0-0).

Motion to approve: Ms. Malonson made a motion to approve the project with the standard order of conditions which was seconded by Mr. Bartie. The motion passed unanimously. (6-0-0).

Mr. Faherty stated he is asking applicants to scan and upload their green cards to the website.

CONTINUED PUBLIC HEARINGS 6:45PM

Notice of Intent (NOI)

1. **Prime Engineering, 370 County Road, Wareham MA** – To construct a large-scale ground-mounted photovoltaic solar array. (2809) (Continued to January 17, 2023)
2. **Fearing Hill, LLC & County Road 2004 Realty Trust, Hidden Trails, off County Road, Wareham MA** – To construct roadways, utilities and stormwater management systems associated with a proposed residential 56-lot cluster subdivision (2815) (continued to January 3, 2024)

Brad Bertolo was present via Zoom and he asked for a continuance. He said they are waiting on an environmental review from the consultant for the Conservation Commission. He said they hope to continue to two weeks out.

Mr. Faherty stated he spoke to their consultant and that the person is waiting for the stormwater information. Ms. Slavin said they did receive the original peer review.

Motion to continue: Ms. Malonson made a motion to continue to January 17, 2024, which was seconded by Ms. Wood. The motion passed unanimously. (6-0-0)

3. **Kim Evelyn, 9 Maple Avenue, Wareham MA** – To raise the existing dwelling above the FEMA flood elevation.

Jed Hannon was present via Zoom. He reviewed the project to raze the existing dwelling and elevate it per the trigger of the 50% rule. He said they would be going up approximately 11'. He suggested a coordination meeting with the contractor and abutters as it is a tight space for a condition. He

provided an updated plan for the project.

Mr. Faherty said he had no concern and would be happy to add the condition to hold a coordination meeting prior.

Mr. Mercier asked about erosion control measures. Mr. Hannon shared details of a compost filter tube. Mr. Mercier asked about any storage for equipment overnight. Mr. Hannon said they would coordinate with the contractors and abutters.

Ms. Slavin asked about the heating and a/c units that are currently on the side now, where they would be going.

Mr. Hannon explained they would address that in the building permit application.

Mr. Faherty asked about how long a project like this takes and when he sees it being done.

Mr. Hannon said three to six months approximately; and he thinks they need to go to zoning. He said he believes the homeowner wants to get it done this year.

Mr. John Coe, 5 Maple Avenue, a direct abutter stated he is a direct abutter and has not received any information on this project. He asked what the impact of the project would be on his property.

Mr. Faherty asked for his email address so he could forward the plans to Mr. Coe.

Mr. Hannon said he did receive a voice mail message this evening from Mr. Coe and apologized for any miscommunication. He explained they anticipate a coordination meeting with abutters when they are ready to begin the project.

Ms. Malonson motioned to close the public hearing, which was seconded by Mr. Bartie. The motion passed unanimously. (6-0-0)

Recommendation and Motion to approve: Mr. Faherty recommended standard order of conditions and any yard waste needs to be taken off the site daily; and no future expansion of the deck. Ms. Malonson moved the motion to which Ms. Wood seconded and the motion passed unanimously. (6-0-0).

ENFORCEMENT ORDERS **EXTENSION REQUESTS**

CERTIFICATES OF COMPLIANCE REQUESTS

1. JC Engineering, Inc. 10 Squirrel Island Road, Wareham, MA – SE076-2799

Mr. Faherty stated he went to the site and they are in compliance; he recommended the issue of the COC.

Ms. Malonson made a motion to issue the COC which was seconded by Mr. Mercier. The motion passed unanimously. (6-0-0)

2. Mary Anne Pepe, 4 Sandpiper Terrace, Wareham, MA – SE076-2639

Mr. Faherty recommended issuing the COC.

Ms. Malonson made a motion to issue the COC which was seconded by Mr. Mercier. The motion passed unanimously. (6-0-0)

AMENDED ORDER OF CONDITION REQUESTS

- 1. Danny Warren, 59 Main Street, Wareham MA – To square off additions to the existing building, construct a marina office and pavilion, place a 5'x40 conex box, and install a dumpster enclosure (continued to January 17, 2024)**

ENFORCEMENT ORDERS

OTHER BUSINESS/DISCUSSION AND/OR VOTE/BILLS

1. Review and accept minutes – December 20, 2023

Mr. Bartie motioned to approve the December 20, 2023, minutes to which Ms. Malonson seconded the motion. The motion passed unanimously. (6-0-0).

Ms. Slavin said they would approve the December 6, 2023, minutes on the January 17, 2024 meeting, so it can be listed on the agenda.

2. Bills, Appointments, Interviews & Reappointments:

3. Administrative Approvals

4. Sawyer Property – Approval of the Sawyer Conservation Restriction and Recommendation to the Wareham Select Board

Ms. Slavin said this would be on the next meeting's agenda because the amendments didn't make the cut-off time to get on this agenda.

5. Comments

Resident Nancy McHale of Feering Hill Road was present and made comments regarding how the public can view projects on the website. She referenced Mr. Coe, the previous speaker, who perhaps could've gotten information through the website.

Mr. Faherty said the transition to getting information on the open.gov platform is going well. He said that Mr. Coe did receive information on the project but believes he didn't get in contact with the office, which he could've, and Mr. Faherty would've responded.

Ms. McHale asked about the Hidden Trails project and where the information could be seen by the public. Mr. Faherty explained. He went on to explain how the other departments use the 'filing cabinet' on the website and that Conservation uses the Open.gov platform. He gave a quick demonstration of the platform system, which was appreciated by Ms. McHale as well as the Commission members.

David Warr, stated he was very impressed with the professionalism of the Conservation Commission. He asked where he could find the Conservation's standard order of conditions. Mr. Faherty asked him to contact the office directly.

Ms. Slavin shared that she and Alan Slavin are celebrating their 55-wedding year anniversary.

Ms. Malonson made a motion to adjourn which was seconded by Mr. Bartie. The motion passed unanimously. (6-0-0).

Date Signed: 01/17/2024

Attest: 

Sandy Slavin, Chairperson
WAREHAM CONSERVATION COMMISSION

Date copy sent to Town Clerk: 01/24/2024

