March 12, 2020

APPROVED MINUTES
COHASSET CONSERVATION COMMISSION MEETING
THURSDAY, JANUARY 23, 2020
WILLCOTT COMMONS, 91 SOHIER ST, CHART ROOM

IN ATTENDANCE: Justin Pimpare, Chair
Eric Eisenhauer, Vice Chair
Chris MacFarlane, Member
James Rosebach, Member
Maryanne Wetherald, Member
Patricia Grady, Member
Jeff Summers, Conservation Agent

ABSENT: Alex Kimes, Member
Angela Geso, Administrator

Meeting called to order at 7:00 PM.

7:05 PM: SWP 20-08: 125 Hull Street – Redevelopment – Diamond Development
In attendance to represent agenda item: Steven Bjorklund/Developer; Greg Tansey/Ross Engineering

Documents Presented to Support agenda item:
The applicant would like to raze an existing garage and barn and construct a new single-family dwelling at 125 Hull Street. Greg Tansey said the project will involve creating a new lot from the abutting parcel at 129 Hull Street. The single-family home on 129 Hull Street will remain. An impervious asphalt driveway will be replaced by a new permeable pavement driveway. Greg Tansey says there is a reduction in impervious surface of 41% due largely to the new driveway. Agent Summers said there is no major vegetation removal and no work proposed within the buffer zone. He stated the sitation barrier and limit of work on the site plan is at the 100-foot buffer zone. There is one tree set between the siting of the two dwellings that will be removed. There is a Bordering Vegetated Wetland on the property that will not be disturbed by the construction.

MOTION: By Member Eisenhauer to close the public hearing and issue Stormwater Permit 20-08 for a proposed new single-family dwelling and associated hardscaping at 125 Hull Street.
SECOND: Member MacFarlane
VOTE: 6-0 Unanimous

7:25 PM: SWP 20-09: 19 Tad Lane - New Construction on Undeveloped Lot - Campedelli
In attendance to represent agenda item: Jeff Hassett/Morse Engineering; Dominic Campedelli/Owner

Documents Presented to Support agenda item: SWP Application, Site Plans, Photos

This is previously undeveloped property. The owner is proposing to build a new single-family dwelling with attached garage and associated hardscaping and landscaping. The house and garage are being positioned to allow for minimal ledge removal. A narrow piece of adjacent property owned by the Campedelli family will be incorporated into this project. All roof runoff will be directed to drywell system and other runoff will go to grass depressions in the front and rear yards. There will be 3 trees in front that will be removed and replaced, and 7 evergreen trees will be added to the backyard for privacy and screening.

MOTION: By Vice Chair Eisenhauer to close the public hearing and issue Stormwater Permit 20-09 for proposed new construction of a single-family dwelling at 19 Tad Lane.
SECOND: Member MacFarlane
VOTE: 6-0 Unanimous

7:45 PM: Conservation Commission Chair Report

Under the 48-Hour Rule: The Commission received an email from Attorney Dan Deutsch of Brooks and Diresis PC who filed a brief on the part of the Town of Cohasset/Conservation Commission concerning the denial of the Stormwater Permit and Notice of Intent for 21 Spring Street/Wong and subsequent legal action on the part of the applicant. The denial of the Stormwater Permit was appealed by the applicant and Attorney Deutsch and is currently before the court.

With no further business to discuss motion to adjourn was made by Member Eisenhauer, seconded by Member MacFarlane and approved 6-0.

Meeting adjourned at 8:00 pm.

DATE OF APPROVAL BY CONSERVATION COMMISSION: [Signature]

AUTHORIZED SIGNATURE OF CONSERVATION AGENT* [Signature]

*Due to COVID restrictions the Conservation Agent is authorized to sign documents, minutes and other forms.