



APPROVED MINUTES
COHASSET CONSERVATION COMMISSION
MEETING DATE: 3/24/22 TIME: 6:30 PM
PRESENTED ON A ZOOM PLATFORM

IN ATTENDANCE:

Chris Macfarlane (CM), Chair
Justin Pimpare (JP), Vice Chair
Kathy Berigan (KB), Secretary
Will Ashton (WA), Member
Tom Bell (TB), Member

ABSENT:

Trish Grady (Member)
Eric Eisenhauer (Member)
Chris McIntyre (Associate Member)

STAFF IN ATTENDANCE:

Angela Geso, Recording Secretary

6:30 PM:

Call to Order

Roll Call Attendance: W. Ashton – Aye; K. Berigan – Aye; T. Bell – Aye;
J. Pimpare-Aye; C. Macfarlane – Aye

6:30 PM:

NOI 22-10: 90 Gammons Road – Driveway Modification

In attendance: Brad Holmes/ECR; Amy Martin/Landscape Architect; Gordon and Motoko Deane /Applicants

Documents Presented: NOI Application, Site Plan

The proposed project is contained within the existing driveway and is more of a maintenance project. The applicant wants to reduce or eliminate impact from snowplow activities in the driveway. The applicant is proposing to use cobble threads as opposed to concrete or payment. There will be maintenance work within the gravel driveway.

MOTION:

By Vice Chair Pimpare to issue a variance for work within the 50-ft. buffer zone at 90 Gammons Road.

SECOND:

Member Ashton

ROLL CALL VOTE:

**W. Ashton – Aye; K. Berigan – Aye; T. Bell – Aye; J. Pimpare- Aye;
C. Macfarlane – Aye**

MOTION PASSES:

5-0 Unanimous

MOTION:

By Vice Chair Pimpare to close the public hearing for NOI 22-10 and issue an Order of Conditions for proposed work at 90 Gammons Rd.

SECOND:

Member Ashton

ROLL CALL VOTE:

**W. Ashton – Aye; K. Berigan – Aye; T. Bell – Aye; J. Pimpare- Aye;
C. Macfarlane – Aye**

MOTION PASSES:

5-0 Unanimous

6:45 PM: NOI 22-09, SWP 22-05: 171 South Main Street – Garage Addition (con't from 3/10/22)

In attendance: Michael Milanoski (MM)/Applicant; David Newhall (DN)/Newhall Contracting

Documents Presented: NOI & SWP Applications and Revised Site Plans

The applicant wants to add a driveway that allows the residents to access the home from inside the garage. At the last hearing, MM was directed to move the garage out of the 50-ft. buffer zone which he has done according to the revised plans. There will be additional plantings to replace the ones that were lost due to reconstruction. JP questioned removal of impervious surface as to how much was being removed? DN said there is 270 sq. ft. within the buffer zone. He also stated the garage measurements were given as 24-ft. x 34-ft. but it should be 24-ft. x 36-ft. JP asked what is the need for a 3-car garage especially where it's encroaching on the 50-ft. buffer zone? MM said they have three (3) cars being used and the residents need easy access from the vehicles to inside the home. He also said the bigger boat will be gone from the site and a smaller boat will be stored in the garage when not in use. JP questioned the depth of groundwater. DN said they are planning to do test pits prior to the construction and the roof runoff will remain outside the 50-ft. buffer zone. He is going down 48-in. for the frost line. JP wants to see the exact elevations of the slab, footings and other related information. MM is not familiar enough with shallow foundations to be comfortable discussing it. JP asked if there is a landscape planting plan and wanted to discuss that Mr. Newhall said the plantings are off the approved list and there is a plan for it. CM asked if the garage can be moved up a bit to allow for the boat parking and does it improve the buffer in some ways. The commission does not want to see anything going on in the 50-ft. buffer zone and asked if the garage can be moved right up to the driveway and create a new buffer. MM suggested moving the planting line to the old pavement line to create a larger, more natural buffer. DN said pulling back on the site allows the garage to be in line with the existing fence. JP is pleased with the existing conditions and said when there are existing structures or driveways already in the 50-ft; buffer zone or impervious areas, he wants to discuss further mitigation. JP is trying to protect the 100-ft. buffer zone as well. CM is trying to figure out how the driveway will pitch in the end and was asking for a clear picture as to how it's going to flow. MM said we can pitch that in the opposite direction. JP brought up the variance and suggested taking this application as a "rare and unusual circumstance" and describing what the adverse impacts are and what makes this rare and unusual. He would encourage the owner to move the stockpile behind the house to the edge of the driveway. Plantings, including a 5-ft. maple tree, could be done by hand.

HEARING CONTINUED TO 4/7/22

MINUTES FOR APPROVAL: March 10, 2022

MOTION: By Vice Chair Pimpare to accept the minutes of 3/24/22.

SECOND: Member Ashton

Roll Call Attendance: W. Ashton – Aye; K. Berigan – Aye; T. Bell – Aye;

J. Pimpare-Aye; C. Macfarlane – Aye

MOTION PASSES: 5-0-0 Unanimous

CONSERVATION COMMISSION BUSINESS:

Reports from the Conservation Agent:

102 Howe Road – Construction Updates: There is a new silt sock for erosion control.

1 Pleasant Street – Construction Updates: The new owners recently obtained a building permit

46 Border Street – Atlantica Updates: Submitted applications to Planning, Zoning and Building. CM asked CP to see that what they are doing is properly permitted and presented.

Cohasset E-Filing Updates: There have been several suggestions for updates from the town. All documents will be appearing on a portal for builders and residents to access. CP will be testing the new application going forward.

With no further business to discuss a motion was made to adjourn the meeting.

MOTION: By Vice Chair Pimpare to adjourn the meeting of 3/24/22.

SECOND: Member Bell

ROLL CALL ATTENDANCE: W. Ashton – Aye; K. Berigan – Aye; T. Bell – Aye;
J. Pimpare-Aye; C. Macfarlane – Aye

MOTION PASSES: 5-0-0 Unanimous

Meeting adjourned at 8:15 PM