

**Location: Rockport Town Hall, Meeting Room A**

**Present:** Larry Neal/Chairman, Alan MacMillan, Charlie Allen, Rob Claypool, MaryAnn Lash, Mel Michaels/Associate Member, David McKinnon/Associate Member, Andrea Nichols/Secretary, GERALYN Falco/Conservation Agent. The Rockport Conservation Commission (RCC) is a five member volunteer board. Five voting members are present.

**Citizen Inquiries:**

*Zenas Seppala, 92 Granite Street* - will record entire meeting; comments on news article on CATCo construction.

*Ryan Bianchetto, (Allen & Major Associates) for Rockport Housing Authority* – requests minor amendment to NOI (DEP 62-0686) at Millbrook Park (Map 18/Lots 165 &167); revised plans are submitted; changes include removing walkway, different location for new walkway and rip-rap, new walkway with curing, and repaving maintenance road. RCC asks about changes and accepts revised plans,; OC has not been issued yet.

**Minutes.**

**02/12/14:** Mr. MacMillan moves to approve minutes as amended; Mr. Allen seconds. Vote 5:0.

**02/19/14:** Mr. MacMillan moves to approve minutes as amended; Mr. Allen seconds. Vote 5:0.

**New Hearings**

***RDA 14-03, Tom Mikus & Diane Cartwright, 73 Marmion Way (Map 30/Lot 11).*** Construct an addition and demolish & reconstruct a deck within 100' of a coastal bank. Ellen Levine and Tim Thurman (Treehouse Design) are present for applicants. Ms. Levine makes presentation; addition to connect 2 parts of house >50' to coastal bank (CB); existing deck <50' to CB to be made smaller; 2<sup>nd</sup> floor deck to be cantilevered off house. Mr. MacMillan moves to close hearing; Mrs. Lash seconds. Vote 5:0. Mr. Claypool moves to issue negative determination, category number 3 with conditions; Mr. MacMillan seconds. Vote 5:0. **Hearing is closed. The digital voice recording of this hearing will be retained until all appeal periods have passed and all appeals resolved.**

***NOI 62-0687, Richard & Caroline Fitzpatrick, 3 Lighthouse Lane (Map 26/Lot 77).*** Construct a garage addition & reconstruct driveway & walkways within 100' of BVW. Stephen Bagley (studio b design) and Tim Thurman (Treehouse Design) are present for applicants. Mr. Bagley makes presentation; ~1/3 of lot on ledge; shows photos of site; wetlands are offsite and were re-delineated by Hancock Associates; discusses 25' & 50' setback requirements; requests waiver from setback requirements; discusses mitigation for setback incursions (to include drywells, rain gardens and native vegetation). RCC concerns are: viability of drywells on ledge; use of pea stone on driveway; plan needs P.E. stamp; lawn encroachment; and alternatives. Mr. Bagley tells of alternative placement of garage. Mr. Thurman speaks on how architecture was planned for site. Site visit is scheduled for Saturday, March 8, 2014. With permission from the applicant, hearing is continued until March 19, 2014 pending site visit. Hearing is continued. **The digital voice recording of this hearing will be retained until all appeal periods have passed and all appeals resolved.**

**Review OCs**

**2<sup>nd</sup> DRAFT Amended OC, CATCo** –Agent Falco reports discussion with Town Counsel on questions RCC asked at last meeting; hazardous waste is non-issue. Mr. Allen reports discussion with DPW regarding culvert system on property; says DPW would be willing to work with owner on correcting culvert problems encountered during construction. Discussion begins on specific Conditions. Mr. Allen makes motion to deny amendment due to breach of Bylaw; applicant has not provided alternatives; reads regulations; feels unsatisfied with waiver to Bylaw requirement for building in 50’ No-Build Zone. Motion is not seconded. RCC continues discussion on specific Conditions; asks Agent Falco to ask Town Counsel about ability to issue Partial CoC for each lot and wording for changing from Condo Association to Homeowners Association. Discussion is continued pending answers to questions.

**Other Business**

- Earth Day (April 26, 2014) – RCC to determine site; Tarr’s Lane field & trail clearing on town land are suggested; Agent to contact school to get student s involved.
- Ongoing Maintenance Protocol Millbrook Well Field (revise) - Mr. MacMillan moves to accept revision as proposed; Mr. Claypool seconds. Vote 5:0.
- New Business/Announcements - Chairman Neal moves to add following issue to agenda; Mr. MacMillan seconds. Unanimous affirmative roll call: Mr. MacMillan, Mr. Allen, Mr. Claypool, Mrs. Lash, Chairman Neal.
  - Review Executive Session Minutes 02-19-14 - Mr. MacMillan moves to approve minutes as written; Mrs. Lash seconds. Vote 5:0.

**Chairman Neal moves to adjourn the meeting; Mr. Claypool seconds. Vote 5:0.**

**9:01 PM**

*RCC ► Meeting adjourned 9:01 PM ◀ RCC*