

Location: Rockport Town Hall, Meeting Room A

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

Citizen Inquiries:

Jack Campbell, 15R Main Street - requests minor amendment to DEP 62-0688; wants to remove one row of stones from top of coastal bank, replace wooden deck on new concrete piers and add open trellis over deck. RCC concerns include flood zone elevation (AO 3); where deck supports will be placed; and removing stones from seawall (coastal bank). Chairman Neal moves to approve minor amendment as presented; Mr. MacMillan seconds. Vote 4:0.

Frans von Berkhout, 3 Seaview Street – requests minor amendment to DEP 62-0677; reads letter: stone retaining wall was built after rain garden to keep soil from migrating to salt marsh; shows photos. RCC asks about filter fabric between boulders and soil (none). Chairman Neal moves to accept minor amendment as proposed; Mrs. Lash seconds. Vote 4:0. Mr. von Berkhout is reminded that his project received SOC from DEP and will need its approval as well.

Minutes:

08/17/2016: Chairman Neal moves to approve minutes as amended; Mr. MacMillan seconds. Vote 4:0.

08/31/2016: Chairman Neal moves to approve minutes as amended; Mrs. Lash seconds. Vote 4:0.

New Hearings:

RDA 16-08, Eric Johnson & Louisa Casadei-Johnson, 93 Thatcher Road (Map 8/Lot 86).

After-the-fact construction of boat structure within 100' of salt marsh and 200' Riverfront Area.

Mrs. Casadei-Johnson is present and makes presentation; shows photos of area; describes how structure could not be moved farther away; gives three reasons petition should be approved: 1. temporary structure, 2. all work will be done inside boat, and 3. structure is raised off ground and straw wattle was installed. Mr. MacMillan moves to close hearing; Mr. McKinnon seconds. Vote 4:0. Mr. MacMillan moves grant negative determination, category number 3 with conditions; Mr. McKinnon seconds. Vote 4:0. **Hearing is closed. The digital voice recording of this hearing will be retained until all appeal periods have passed and all appeals resolved.**

Enforcement

Enforcement Order (REO 16-0), Michael Rauseo, The Landing Group, Inc., 175 Granite Street (Map 16/Lots 26A, 28, 28A). *Work on coastal bank without valid permit.* Present for Mr. Rauseo is Jamy Madeja, attorney; Ms. Madeja acknowledges current Order of Conditions has lapsed; says owner will submit new Notice of Intent for same work. Chairman Neal moves to ratify EO; Mr. MacMillan seconds. Vote 4:0.

Continued Hearings:

NOI 62-0730, Marcie Behman, 144 Long Beach (Map 25/Lot 43). *Construct deck on barrier beach.* (Applicant requests continuation of public hearing until September 21, 2016). With no representative in attendance, public hearing is continued until September 21, 2016. Hearing is continued. **The digital voice recording of this hearing will be retained until all appeal periods have passed and all appeals resolved.**

Other Business

South Street Parking/Minor Amendment Sandpiper Overlook (DEP#62-0722) – Joe Parisi (DPW) presents amendment to Order of Conditions for site improvement at Sandpiper Overlook; shows plan to add parking on street for access to beach and to property; plan includes moving back boulders and rose bushes along roadway interface to lot, seventeen (17) perpendicular parking spaces, walking path in front of cars (on property), and turn around area. RCC discusses use of Sandpiper Overlook property; includes Ms. Wrightson's (donator of land) wishes that no parking or bathrooms be put on it. Many residents are present and express their concerns: *Jim Bates, 192 South Street* – is concerned with spaces taking up to 6 feet of Sandpiper Overlook, increase in people in area, and dangers associated with more people and cars; wants formal public hearing on issue; original plan for Sandpiper Property did not include parking. *Frans von Berkhout, 3 Seaview Street* - is concerned that increasing parking will encourage more people to area; dangers included with more people. *Rob Diebboll, 1 Cambourne Way* - asks about turn around area. *Charles Parisi, 192 South Street* - fears that removing *Rosa rugosa* will cause erosion to roadway and property owners; boulders will not hold back ocean waters; cars runoff from more cars will pollute area; no notice was given neighbors of meeting; feels amendment is not minor; does not want more parking on street. *Candace Waldron, 109 Phillips Avenue* - asks why angled parking was found wrong solution; is concerned with risk associated with increase in parking spaces. *Rob Saccardo, 193 South Street* – says plan show removal of rose bushes to increase parking; ask how many cars do we need here considering existing number of spaces within walking distance to beach & overlook ; says land slopes wrong direction since town has graded it (should not slope to street, should slope to ocean). *Don Campbell (member of BOS), 5 King Street Court* – clarifies statement made that BOS asked for parking here. *Zenas Seppala, 92 Granite Street* – asks if roadway is within RCC jurisdiction; suggests getting advice from Traffic Committee. *Ted Tarr, 154 Main Street* – suggests backing in to park. *Patricia Pittore, 165 South Street* – is concerned risks associated with parking; suggests that parking and open space do not mix well. RCC listens to issues; notes that handicap spots are not level; is concerned with removing vegetation on site; feels there may be too many impacts to open space value of land. Mr. Parisi states purpose of plan is to let people visit Sandpiper Overlook; asks RCC to let BOS know of its concerns. Chairman Neal moves to write letter to DPW (with cc to BOS & Traffic Committee) explaining concerns of additional parking in area; Mr. MacMillan seconds. Vote 4:0. Letter to be reviewed at next meeting.

CATCo Storage Area – Joe Murphy (Charter) is present and makes presentation on proposed storage of materials on site of former Cape Ann Tool; explains that he is working on project in Gloucester Harbor for National Grid and has not found suitable laydown site in Gloucester for clean materials; says storage area will only be for 3-4 months, that material will only be clean (no

waste materials will be stored there), that turbidity curtain will be placed around barge when moving materials, that they need one (1) acre of flat area for storage, and that he has spoken with Rockport Harbormasters and is working with them on harbor access. RCC concerns are how many barge trips (20-25 trips proposed); why Gloucester required NOI filing (initial Gloucester property needed alterations and Rockport's site needs no alterations – Gloucester site was disqualified for deed restriction reasons); how they will keep materials from migrating to harbor (materials will be covered, wet down, and erosion control in place); and fuel storage on site (no fuel to be stored onsite). *Jamy Madeja, representing Michael Rauseo (property owner)* - says there will be no alteration to any resource area. *Zenas Seppala, 92 Granite Street* – thinks town should be compensated for use of roadways. Chairman Neal moves to write letter of consent; Mrs. Lash seconds. Vote 4:0.

Complaint – 101 Phillips Avenue – Agent Falco received anonymous complaint alleging wetlands impacts of resident's actions at 101 Phillips Avenue; explains her interactions with Mr. Madden (property owner) as being well informed of wetlands in area; shows map of area; explains that trees were removed and driveway added to property more than 100' from local offsite wetlands; says no impacts were made from improvements to property. Mr. Madden (property owner) is present and explains that his business (oil change service) does not take place on his property; he stores no used oil on property. *Michael Cashman 105 Phillips Avenue* – has well on his property and is not concerned with activities of his neighbor; says they are wonderful neighbors. *Candace Waldron (109 Phillips Avenue), Betty Erkkila, (113 Phillips Avenue) and Walter Davis (117 Phillips Avenue)* all echo that sentiment. Chairman Neal moves to take no action; Mr. McKinnon seconds. Vote 4:0.

Minor Amendment (62-0688) 54 Marmion Way – Joe Parisi (DPW) explains drainage problem on Straitsmouth Way; presents plan and letter to homeowner, approving work in street; requests extension of plan to include 100 feet farther up Straitsmouth Way with underground pipe. Chairman Neal moves to approve minor amendment as amended; Mr. MacMillan seconds. Vote 4:0.

Mr. McKinnon moves to adjourn the meeting; Mrs. Lash seconds. Vote 4:0.

9:39 PM

RCC ► Meeting adjourned 9:39 PM ◀ RCC