

May 17, 2017 8:00 PM

NOI for Single Family Home and accompanying Sewage Disposal System Design for 70 Beaver Dam Road.

John Forrest is the property owner. Ross Associates have provided the engineering for the project. Neil Gorman appeared to present the project and answer any questions. The project is for the demolition of the existing camp, removal/destruction of the existing septic system (cesspool), construction of a one bedroom home, and construction of a septic system to meet the requirements of Title V. The summer camp had been owned by John Forrest's father.

Roberta marked up the plan to question whether the wetland line is accurate, since it is all fill at the edge of the water. She will check with DEP.

Review of the selection of the system. Less than 100 ft from the well. Less than the naturally occurring soils required for a system. Have to have the house at least 10 ft away from the house.

Don't have the DEP number yet so cannot close the hearing even if all questions were answered.

Some suggestions: deck off to the side rather than towards the pond. This would eliminate the need for removal of trees on the steep slope and construction even closer to the pond. The deck could be larger and simpler to construct off to the side of the house.

Slope the roof away from the pond – so that drainage is towards the road rather than towards the pond. This would reduce/eliminate the need for a drainage ditch on the pond side of the foundation. Again, this would minimize work to be done within the 50 ft buffer zone.

Pre-existing, non-conforming lot and pre-existing, non-conforming house – have to go to ZBA because the building inspector cannot sign off on this project. Not detrimental to the neighborhood is the determination. Applies to single family homes – Gale vs. ZBA of Gloucester.

The Commission members suggested removal of any work on the stairs from this project. There would be a condition mentioning that any work on the stairs or beach would require filing of a separate NOI.

Continuing conditions: NO beach sands EVER to be brought in.

Keep as many trees as possible on the very steep bank between the house and the edge of the water – and plant new ones to take place of any removed.

The Commission requested a build sequence for the project.

The Commission requested that the foundation of the proposed house follow the original foundation on the pond side, without any expansion.

Since the project has yet to receive approval from the ZBA, there would be a condition on the project requiring an amended NOI be submitted to the Commission should the ZBA require any changes to the project.

There was a motion made and seconded to continue the hearing to June 7th @ 8:00pm. The vote was unanimous in favor of the motion.

Hearing continued at 8:45pm

Notes from site visit:

5-16-2017, 8:30 AM, 70 Beaver Dam Road. Full Commission and Neil Gorman met onsite to view the existing camp and review the plans for demolition and construction of a new, 1 bedroom full season home and accompanying septic system. The proposal is for a 2 story home with attached deck overlooking the pond. The plan also included the removal of 5-7 large trees located on the steep slope. 2 of these trees are dead. The entire project is within the 100 ft. buffer to the pond. Since the property's buildings predate the 1997 Rivers Protection Act, there is no 200 ft protective buffer zone.

Several parts of the new construction are within the 50 ft buffer zone, notably 2 rows of cement barriers and the soils that they will hold back for the construction of the leaching field. There will be an impermeable barrier placed behind these barriers to prevent waters from the system leaking out the side and entering the pond. The cement barriers will be put in place before exaction of the soils and old logs that underlie the area, as well as the old septic system (cesspool). The excavated area will become the location of the new septic system. This will be a very small system designed for a one bedroom home.

Extensive testing had been done to locate potential suitable areas for location of a septic system. The area between the house and the road had ledge within the 1 foot of the surface, thus eliminating any move of the system further away from the water's edge.

The proposal also includes an increase to the footprint of the house on the pond side of the foundation, as well as inclusion of a ditch to capture and infuse any rain runoff from the roof into the ground. The deck of the proposed building was also proposed to increase in size over the current deck size, requiring the removal of 2 trees with diameter at breast height (dbh) over 12" as it would be closer to the edge of the pond. A commission member suggested that perhaps the engineer speak with the owner about locating the deck off to the side of the house rather than between the house and the pond. Same view, easier build, no loss of trees on a fragile slope.

It was noted that the plan showed siltation barriers at the edge of the water. The Commission members suggested that these be brought closer to the actual footprint of the house so that they would prevent any debris from traveling down the very steep bank towards the pond. Members of the Commission also suggested that there be some net or other suitable arrangement in place to catch any debris that might be flung towards the pond during demolition. Demolition was most probably to be done with large machinery.

The Commission also noted that the "beach" at the shore of the pond had very obviously been created from fill placed in the pond and held in place with wooden barriers. It was unclear how long ago this beach had been created. There was little or no native vegetation on the flat area. The Commission suggested that any work on the beach or stairway to the beach be removed from the scope of this project and perhaps become its own project at a future date. The Commission also suggested that they might consider the area between the house and the water's edge to be a "no touch zone" in for future construction.