

## Minutes of a Conservation Commission Meeting – 9 May 2018

Members present: Stuart Lollis, Geoffrey Kontje, Jeffrey Carlson, Bob Avakian, Lil Province, Christina Brown, Peter Vincent - Chairman

Staff: Jane Varkonda, Lisa Morrison

### PUBLIC HEARINGS:

**99 North Water Street** (Stafford) NOI to rebuild retaining walls, 99 North Water Street. John Lolley was present for the applicant. Property is adjacent to the town landing. Mr. Lolley explained that the retaining wall that is perpendicular to the street is on the verge of collapsing. The wall was probably constructed in the 50s without drains so the water builds up behind the wall and causes deterioration. Local beach sand was used as part of the mortar mix, which doesn't hold up well.

The wall is 6.5-feet tall at its highest. Vincent asked if it will be necessary to close off the street. Lolley said he did not think so. They hope to start the project in September. Kontje commented that it will be a tough site to work on.

Avakian made a motion to grant the order. Province seconded the motion. Unanimously approved with standard conditions. Applicant is to coordinate the project with the highway department.

**Beach Street LLC** Continued to the next meeting, May 23<sup>rd</sup>, at the request of the applicant. Commission will schedule a site visit. Province so moved. Avakian seconded. Unanimously approved.

**Fairwind LLC – Bryan** Renovate existing dwelling, update septic – 115 Chappy Road. Joanne Gosser & Doug Hoehn were present for the applicant. Property is six acres and overlooks the outer harbor. It has been in the same family since the mid-1800. The project involves renovating the existing 3 bedroom guest house and upgrading the septic system. The structure will be raised up about a foot in order to see what kind of foundation exists. They are proposing to add about 17 sq. ft. to the footprint to make room for a wider stairway. One gable will be raised 2.5-feet to provide more headroom for an existing bed and bath.

The existing guesthouse is in the flood zone and is currently served by a cesspool. The septic plan still needs board of health review. The project also needs a special permit from the planning board.

Mr. Hoehn said that they were trying to keep the renovations to a minimum so as not to trigger the flood zone regulations, which would require that house be raised significantly.

Province made a motion to continue the hearing to May 23<sup>rd</sup> and schedule a site visit. Brown seconded the motion. Unanimously approved.

**Morey** addition of two floats and two pilings. Continued to May 23<sup>rd</sup> for Marine Advisory comment. Bob Hayman, an abutter, noted that the area is already quite congested.

**WHOI** Request for a determination of applicability to repair underwater cables from the pedestal to the tower. Nick Welz from Tetrattech was present for the applicant. No digging will be involved; the cables are all located underwater. Kontje made a motion to issue a negative determination of applicability. Province seconded the motion. Unanimously approved.

**Chiu** cont to May 23<sup>rd</sup> for Marine Advisory comment.

CONTINUATIONS:

**18 Calebs Pond** construction of replacement dwelling. Joann Gosser and Dick Knight were present for the applicants. Ms. Gosser submitted revised plans that show the house relocated 15-feet to the south. The revised plan also has the site contours added, as well as a plan for directing roof runoff to a drywell

Application is under the local bylaw only. Applicant will file a separate notice of intent for work on the stairs.

Ms. Gosser explained that there is ample vegetation between house and shore, so even though the house is about 85-feet long, it is not overly visible from the harbor.

Mr. Knight said that after some research and discussion with Ms. Catling of the HDC, the earliest they could date the house was 1925. The MVC is concerned with houses over 100 years old, so no referral is necessary.

After some further discussion, Avakian said he did not think that the project would have much impact on the interests protected under the bylaw and made a motion to approve the project with conditions. Carlson seconded the motion. Conditions to include: no white trim, applicant is to leave as many of the trees and vegetation between the house and the top of the bank to screen the lights and keep the house as unobtrusive as possible.

### **Katama 2 Nominee Trust (Meeks)**

Remove existing cottage, renovate 'Bluff House', construct new main house, install pool, and related site improvements. Doug Hoehn, Jim Cappucunno & Mark Hutker were present for the applicant. A revised plan for the guest house was submitted.

The driveway and parking area will be designed using pavers that grass can grow through, but can also be driven on.

Hutker explained that the historic view and vista are not really changing. Several computer generated mock-ups were submitted. The house will be under an existing tree line.

The applicant will return with a final landscape plan, but for this phase, the applicant will try to keep as many trees as possible between the main house and the guest house. They hope to begin construction in the fall.

Lollis commented that he thought the design of the guest house, specifically the reduction in glass doors, was a tremendous improvement.

George Davis, attorney for the Brush family who own the abutting former Cronkite property, said that his clients' main concern was to mitigate noise from the pool. Mr. Hutker said that he would certainly take into consideration the neighbors concerns when designing the landscape plan. He said that his clients would also like privacy around the pool.

Mr. Hutker said that he worked hard to keep the scale down. He said that he doesn't believe that the full length of the house is visible from any location as the guest house is in front of it.

Kontje made a motion to approve the project as presented. Province seconded the motion. Unanimously approved. Standard conditions plus submission of a final landscape and lighting plan.

**OTHER BUSINESS:**

**Ludwig** Lighting fixtures for 70 Pohogonot were approved.

**Farm Institute** A meeting was scheduled for Monday, 21 May at 1:30 p.m. to discuss events and other issues.

At 6 p.m. the board voted by roll call to go into an executive session for the purpose of discussing possible land acquisition. The board further voted not to return to regular session at the end of the executive session.

Approved: \_\_\_\_\_