

Conservation Commission Meeting – 27 June 2018

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

Absent: Bob Avakian

Staff: Lisa Morrison, Jane Varkonda

**Public Hearings:**

GOODMAN float in Garden Cove. Continued to July 11<sup>th</sup> – no representative

**Continuations:**

STANTON NOI to construct new residence & attached guest house, pool, and associated site activities, Bayside South (Houlahan subdivision). Doug Hoehn and Gerry Conover were present for the applicant. Jeff Carlson disclosed that the Stantons are members of the Vineyard Golf Club where he is employed. There were no objections to him sitting.

A report of the site visit was given. The project has been reviewed extensively by Natural Heritage. Outside of the development envelope (light green area on the site plan) no activities other than the planting of habitat compatible species are permitted.

The development envelope has been staked on site and rigid fencing will be installed and remain in place until the project is complete and the area stabilized. The homeowners association and a third party will be responsible for enforcing the covenants on the property.

Mr. Hoehn said that the applicant will apply for view channels after the house is built and will return with a final landscape plan for review and approval.

The proposed residence has approximately 9000 s.f. of living space and a footprint of 4500 sq. ft. Trim will be abalone grey.

The agent asked for a copy of Natural Heritage's conditions so that they can be referenced in the order.

After some further discussion Province made a motion to approve the project as presented. Carlson seconded the motion. Brown abstained from the vote. Motion carries 5-0.

McCOURT Revisions to landscape plan, building footprint, decks, and boardwalks off Chappaquiddick Road. Doug Hoehn was present for the applicant. The agent is currently waiting for an 'As Built' plan. The agent is concerned that there appears to be unpermitted landscaping around the main house. Until that issue is cleared up, it may not be appropriate to issue any further permits on the property. Continued to the next meeting 11 July.

SWARTZ Agent will be sending the Swartzes a letter outlining a number of concerns and instructing them to get rid of the Astroturf in the pathway and requesting that the 'Private Property' sign be replaced with a 'Private Residence' sign.

COOKE HOUSE Chairman Vincent asked how the board felt about purchasing a permanent conservation and architectural restriction to maintain the Cooke House gardens and walkways. The town would have oversight and the right to enforce the restrictions and the museum would be responsible for maintaining the grounds and the historic house.

Kontje asked what would happen if the museum is unable to continue maintaining the property. Vincent said the agreement would revert to the town and the town would have to vote to keep and maintain the property.

Brown asked about public access. Vincent said that it is his understanding that the property would be open to the public during daylight hours. Details will be addressed in the agreement, which will be drawn up by the museum and reviewed by town counsel.

Brown made a motion to purchase a permanent architectural and conservation restriction that would ensure public access and Commission oversight on the

Cooke House property for \$250,000 from the Commission's Land Acquisition Fund. Kontje seconded the motion. Unanimously approved.

There being no further business, the meeting adjourned at 6:00 p.m.

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