

Minutes of a Conservation Commission Meeting - 22 August 2018

Members present: Peter Vincent – Chairman, Christina Brown, Bob Avakian, Lil Province, Jeff Carlson, Stuart Lollis.

Absent: Geoffrey Kontje

Staff: Jane Varkonda, Lisa Morrison

PUBLIC HEARINGS (Continuations):

Floyd. NOI for the construction of a new dwelling and related site work. Hearing had been continued to allow the applicants to devise a new plan that would not involve installing the water line through the wetlands. Ms. Floyd submitted a copy of an easement and a plan showing the relocated water line partially on the adjacent property and out of the wetlands. The water line will be buried a minimum of between 4 and 5 feet. The trench will be dug with a mini-excavator

Lollis asked if any of the artifacts found on the property could be moved. Floyd said that the agency has been nonresponsive to her requests. Vincent noted that it would be almost impossible, as there are numerous locations on the property. Floyd noted that she was given a thirty page report.

Brown asked if Natural Heritage had commented on the property. Floyd replied that the letter is pending.

After some further discussion, Province made a motion to approve the project with the proviso that the permit not be issued until Natural Heritage's comments have been reviewed. Brown seconded the motion. Unanimously approved.

McLaughlin/Morizio. NOI to renovate and expand existing dwelling at 17 Boldwater. Chuck Sullivan, Cliff Meehan, and Doug Hoehn were present for the applicant. A report of the site visit was given: the existing view channels are correctly located but the understory, which consists of scrub oak and huckleberry, has been cut too low. It should be allowed to regrow to a height of between 3 to 5 feet. The agent suggested that any pines that have resprouted be removed and the rest be allowed to grow back to the recommended height. Neither huckleberry nor scrub oak are fast growers. The applicant would also like to be able to selectively prune a few trees after consultation with the agent.

Architect Chuck Sullivan submitted a letter of approval from Joe Bower of the Boldwater Homeowner's Association. Sullivan said that the project consists mainly of four small one-story additions to the existing structure, cleaning up the exterior, and adding new windows. The existing brick patio will be changed to a wood deck. A final landscape plan will be submitted for approval.

After some further discussion, Province made a motion to approve the project with conditions: No white trim or painted white chimney, understory in view channels to be maintained at an undulating height between 3 and 5 feet (small pines may be removed). Carlson seconded the motion. Unanimously approved.

32 Ocean View Avenue Realty Trust. Doug Hoehn for applicants Donald & Victoria Sullivan. [Former Nicol property] The new dwelling will be constructed almost on top of the existing dwelling. The residence is in the shore zone and has some zoning restrictions. The new dwelling will be slightly smaller than the existing.

They are proposing to remove the existing underground garage and replace it with a separate garage to be located at the rear of the lot. The 6-foot high retaining walls currently adjacent to the existing underground garage will be removed. The applicants would like to restore the area to a more natural grade. The stone wall on the south side of the property will remain. [See Illustrative Site plan].

Approximately 20-feet will separate the pool from the leaching field. The pool will need a special permit from the planning board (undersized lot).

The applicant is also proposing to maintain the existing path to the water, stone steps, and wooden walkway. Any additional exterior lights will need approval.

Any water drained from the pool will be directed into a drywell. Location of the drywell is to be shown on the final landscape plan.

Avakian made a motion to approve the project as presented, with the standard conditions. Lollis seconded the motion. Unanimously approved.

Dekker. NOI for the construction of new residence, sports barn, pool and pool cabana. [Former Ashmun property]. Doug Hoehn and Patrick Ahearn were present, as was the applicant, David Dekker. A brief site visit report was given. The new house will be constructed in front of the existing footprint. The entire lot is in the coastal district and will require a special permit from the planning board. The lot is 4.3 acres.

The Cow Bay Association has approved the project.

Mr. Hoehn noted that the house will not stand out from the Bend-in-the-Road beach. There is a fair amount of vegetation that will help to screen the house. The house will be 22-feet high at its ridge and the shutters, trim and windows will be grey. Mr. Ahearn noted that extensive grading will not be necessary as the design works with the existing topography.

The barn will be constructed by the Amish guys and will be post and beam construction all done with dowels. The lumber will be precut in Pennsylvania and assembled on site. Some of the existing flooring will be recycled into the new house.

Brown made a motion to approve the project with standard conditions. Province seconded the motion. Conditions to include: 25-foot construction zone, final landscape and lighting plan to be submitted for review and approval, any water drained from the pool should be directed to a dry well – the location of which will be shown on the final landscape plan.

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

Approved: _____