

Minutes of a Conservation Commission Meeting – 26 Sept 2018

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

Absent: Jeff Carlson

Staff: Jane Varkonda, Lisa Morrison

Farm Institute Lindsay Brown and Eunice Youmans were present to discuss revised plans for the teaching kitchen. In order to keep doing events on the farm, the kitchen needs to be upgraded per the board of health. The kitchen will be a commercial kitchen as well as a teaching kitchen. The proposal would add approximately 504 sq. ft. to the existing building.

The cost is estimated at \$600,000 - including equipment. The money was raised from donor funds.

The farm is currently on town water but not on town sewer. The existing system is 10 years old. Vincent said that they should make sure that it is up to code.

The kitchen is intended to be a community space with three large farm tables and movable work stations.

Avakian made a motion to endorse the project as presented. Province seconded the motion. Unanimously approved.

PUBLIC HEARINGS:

Hull - NOI to construct a replacement dwelling, Boldwater Road. Nelson Giannapoulos from Sullivan and Associates was present for the applicant. A report of the site visit was given. Mr. Giannapoulos explained that the applicants had originally intended to keep the first floor framing, but it was found to have moisture and mold issues. The old foundation will be used. The new structure will have natural cedar trim (despite the rendering that reads as white).

Kontje commented that the scale looks different in rendering. Mr. Giannapoulos replied that the ridge of the new house will be slightly higher but will not break the tree line. It will be under the 26-foot height restriction.

The existing boardwalk needs repair and it appears that part of the trail go under water. The current boardwalk stops at beach. The current site plan does not show the full extent of the property. The board asked for a revised plan that goes to the water's edge. Applicant will need to submit supplemental information in order to maintain the existing path, repair and maintain the boardwalk and view channel.

The agent noted that the lawn will need to be reduced in size to comply with 2500 sq. ft. maximum allowed in the ponds district. On the waterside, the lawn is limited to 40-feet. The landscape plan should also include a buffer of woody vegetation between the edge of the lawn and the wetlands. Agent wanted the applicants to be aware that they are acquiring a piece of property that has had many violations in the past. Landscape plan to be submitted 65 days from the issuance of the order of conditions. Avakian made a motion to approve the construction of the house with above conditions. Kontje seconded the motion. Applicant is also required to install a silt fence to delineate the construction zone prior to any excavation. Unanimously approved.

Landry – NOI for a vegetation management plan, Plantingfield Way. Mark Manganello from LEC Environmental made the presentation. Manganello outlined the three major aspects of the proposal:

1. Maintain view corridor using eco-sensitive pruning methods that will enhance the wildlife habitat.
2. Implement an invasive species management plan in buffer zone.
3. Remove four Eastern red cedars.

A report of the recent site visit report given. Manganello said that after removing the invasives they will add some supplemental vegetation, if needed. Members commented that the site was wetter than expected. Mr. Manganello agreed but noted that the wetlands boundaries were confirmed by soil tests. He guessed that a sprinkler had been left running. Manganello said that he plans to submit monitoring reports annually in the fall.

The view channel exists on site, what will be changing is the management methods: the intent is to leave the lower growing stems and just cut the tallest ones.

[A thorough and complete synopsis of the management plan is in the file] Brown made a motion to approve the project as presented. Province seconded the motion. Conditions to include: agent will meet on site with the contractor. Should the applicant decide to change environmental consultants, new consultants will meet with the agent prior to any work on site.

PFW Boathouse Trust (Alexander – Gammil) Former Allen boathouse. Kris Horiuchi was present to discuss a proposed exterior lighting plan and a proposal to add additional solar panels.

Ms. Horiuchi noted that the final landscape plan is not yet completed. Certain lights do not meet the Commission's conditions that they be fully shielded and shine only downwards. Ms.

Horiuchi said that the intent is to reuse three of the original lanterns from the site – two will be on the driveway side and one will be located on the water side, but under a porch roof.

The applicant is requesting a total of 63 exterior lights. Ms. Horiuchi noted that 49 of these lights are very small and are either path lights, paver lights, recessed soffit lights under porches, or step lights. The remaining 14 lights include the above-mentioned lanterns, as well as lights mandated by the building code, i.e. at exterior doors and porches.

Vincent asked how many lighting zones were planned. Ms. Horiuchi said that she did not know.

There was some discussion about whether or not the lights were night sky compliant. Lollis noted that the greatest amount of light will come from the windows facing the water. The agent reminded the board that the order of conditions specified that vegetation will be planted along the waterside of the house to mitigate some of the light coming from those windows. Ms. Horiuchi said that she is working with the clients and should have the landscape plan in the near future. Lollis made a motion to approve the lighting plan. Province seconded the motion. Brown and Vincent were opposed. Avakian and Kontje voted to approve. Motion carries 4 to 2.

Ms. Horiuchi then presented the solar plan which adds an additional 14 panels to the garage and an additional 11 panels to the already proposed 40 panels on the house – for a total of 79 solar panels.

The board was concerned about reflected glare. Ms. Horiuchi said that the frames will be black and will recede into the roof so that the individual rectangles will not be distinct. In addition, the panels have no electrodes on their surfaces.

Kontje asked if the applicant had researched matte panels that will not reflect sunlight. Ms. Horiuchi said they had not. She said that the extent of reflection from solar panels is often affected by the pitch of the roof. She will ask architect to model the roof pitches and explore the possibility of switching to matte panels. Continued to the next meeting, 10 October.

Other Business:

The board voted unanimously to accept the minutes of 12 September 2018.

There being no further business, the meeting adjourned at 6:30 p.m.

Approved: _____