

Minutes of a Conservation Commission Meeting – 28 November 2018

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

Absent: Bob Avakian

Staff: Jane Varkonda, Lisa Morrison

Sheriff's Meadow Adam Moore was present to discuss two conservation restrictions. The first is the 'Second Amendment to the Enhanced Conservation Restriction' for the Vineyard Golf Club. Moore reported that the attorney for the Golf Club made some formatting changes, which have been approved by Sheriff's Meadow's attorney. Town counsel is currently reviewing the changes and, if he approves, the Commissioners can sign the CR.

The second matter concerns the Akers CR. Sheriff's Meadow owns a ½-acre property on Navy Way, near South Beach, but in the middle of a residential subdivision. There is an underground propane tank belonging to a neighbor located on the property. Sheriff's Meadow would like to sell the property to this neighbor with permanent conservation restriction. The property would go back on the tax rolls but be undevelopable. Eleanor Akers, the original owner who gave the property to Sheriff's Meadow is okay with the proposal. Sheriff's Meadow will use the proceeds to buy conservation land. There will be no public access to the property. The proposal has preliminary approval from the state. Moore said that the CR has more strength if it is through the town and the state, rather Moore noted that one of the conditions on the CR is that the property will be monitored annually to ensure compliance.

Province made a motion to approve the project as presented and make a positive recommendation to the Selectmen. Kontje seconded the motion. Unanimously approved.

Hull Request for a modification to an order of conditions to allow the installation of a ground-mounted solar array, 28 Boldwater. [Province abstains]. Sean

Buckley of Harvest Sun Solar was present for the applicants. Array will be 45-feet by 16.5-feet and will provide green energy for the next 30 years.

Buckley reported that the project had been approved by the Boldwater Architectural Review Committee. Array will be 250-feet from the pond and will not be visible from the road. There were no comments from immediate abutter Randall Gibbs. Array will be 3-feet at the low end and 13-feet at the high end.

Buckley noted that modern solar arrays are much quieter than the earlier versions. Buckley said that no grading of the site is necessary, nor any heavy equipment.

Brown made a motion to approve the amendment as presented. Lollis seconded the motion. Unanimously approved by all those voting.

McLagan - Chappaquiddick Road. Local NOI pruning for views. [Province abstains] The agent explained that the permit for this work expired a long time back. The applicant would like to do some thinning and limbing of trees. Agent said that not much alteration would be necessary to open up the views, even though there has been 18 years of growth. The agent said that she had been to the site and the applicant would like to remove some black cherry trees and one pitch pine near the house. They plan on keeping most of the vegetation to the east, but will do some selective pruning of oak trees and removal of invasive vines. No trees will be topped.

Bill Brine, an abutter, was in favor of the project and thought even more pitch pines could be cut. The agent will review the proposal on site and will consider Mr. Brine's suggestion.

Adam Moore from Sheriff's Meadow - which owns adjacent property - had no concerns.

Kontje made a motion to issue an order of conditions. Carlson seconded the motion with the condition that the agent will meet on site with the landscape contractor. Unanimously approved by all those voting.

Getz NOI for pool house, fire pit, patio and related site improvements, 9 Wilbur Lane. Chris Alley was present for the applicants as were Fred Fournier and Josh Kochin from Landscape. Pool house will be in the 200-foot buffer from Sheriff's Pond; the pool will be outside the Commission's jurisdiction.

Kochin said that there are no plans to remove significant vegetation on the property. Pool will require a special permit from Planning Board.

Brown made a motion to continue the hearing to 12 December and schedule a site visit. Province seconded the motion. Unanimously approved.

Chiu Request for a determination of applicability to construct small additions to an existing residence, Orr Lane (near Ox Pond). Chris Alley was present for the applicant. All work is outside of the state's jurisdiction but within 100-feet of the 100-year-flood zone under the local bylaw. Agent recently visited the site and had some concerns about violations on the property, specifically what appears to be continual mowing of the meadow, which is not permitted, and cutting shrubs lower than 4-feet.

Province made a motion to continue the hearing to 9 January and schedule a site visit. The agent will send a letter to the owner and suggest hiring Doug Cooper to help resolve some issues on the property. Kontje seconded the motion. Unanimously approved.

Gammill/Alexander Review landscaping plan, Plantingfield Way (former AY Allen boathouse) Kris Horiuchi was present for the applicant. Horiuchi said that the goal of the landscape plan is twofold: first to restore disturbed areas, including the restoration of a 10-foot native buffer in lawn area, and second to plant screening from the public views and mitigate the expanse and mass of windows (interior lighting) on the pond side of the house. The plan also includes a plan for planting native shrubs and ground cover in the buffer zone.

The proposal includes 17 cedars to help screen house. Horiuchi submitted photos from the pond and noted that the adjacent properties were also very open.

Lollis said that he did not believe the house was adequately screened from the public landing. After some further discussion, Province made a motion to continue the hearing to 9 January in order to schedule a site visit. Lollis seconded the motion. Unanimously approved.

Vincent made a motion to accept the minutes as written. Province seconded the motion. Unanimously approved.

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

Approved: _____