

## Minutes of a Conservation Commission Meeting - 30 December 2020

Members present: Peter Vincent - Chairman, Lil Province, Geoff Kontje, Bob Avakian

Absent: Jeff Carlson, Christina Brown

Staff: Jane Varkonda, Lisa Morrison

### **Public Hearings:**

HULL - 28 Boldwater Road. NOI to construct guest house. Nelson from Chuck Sullivan's office was present for the applicant. Proposal is for a 900 sq ft guest house that meets all setbacks and height restrictions. Siding will be natural cedar, left to weather.

Vincent asked if the structure would be visible from pond. The agent responded that the site is heavily wooded, and the guest house will be located far back from the pond. No additional clearing or view channels are proposed.

Vincent asked if the Boldwater Architectural Review Committee had approved the project. Nelson replied that they are awaiting approval.

Kontje made a motion to approve the proposal with standard conditions. Province seconded the motions. Unanimously approved by pol-call vote.

CATALINA - 24 Ocean View Avenue. NOI to rebuild viewing deck, stairway landings, and raise the boathouse 8-inches. Kara Shemeth of SBH was present for the applicant. The purpose of raising the boathouse is to match the existing decks, which are 8 inches higher. Portions of the deck and stairway landing are rotting. The stairway itself was repaired earlier under an Emergency Order.

Avakian commented that he is familiar with the site and the project seems like just a repair job.

Varkonda asked if the anchors will be installed on the bank or on existing lawn. Stearns said he won't know until the platform and landings are removed, uncovering the framing. It was agreed that should extensive reframing is necessary, Mr Stearns should check in with the agent before proceeding further.

Avakian made a motion to approve the project as presented and with the standard conditions. Kontje seconded the motion. Unanimously approved by roll-call vote.

79 TURKEYLAND COVE - NOI to construct two sheds, install a bocce court, and hot tub. Doug Hoehn of SBH and Caleb Nicholson, landscape contractor, were present for the applicant. The 18 x 24 shed will be near the tennis courts and the smaller 8 x 16 shed will be near the swimming pool and proposed hot tub. Sheds are entirely for storage of outdoor furniture and the like, Currently, the garage is used for storage; the applicants would like to free it up for cars.

The proposed 10-foot by 60-foot bocce court is proposed in the 100 foot zone. Mr. Hoehn said he did not think it was considered a structure under zoning. The court will be in an already cleared area and involves laying about 6-inches of gravel for drainage, some compacted stone dust, and a 2-inch bluestone edge.

Nicholson commented that the court will be pervious - he did not think it would have any impact on the resource area.

Varkonda commented that, in her opinion, it is not allowed under the Ponds District regulations.

Avakian asked if any irrigation was proposed. Nicholson said no irrigation is involved.

Kontje was concerned about precedent - would a sand volleyball court be permitted in Zone 1. He wondered where to draw the line.

After some further discussion, it was agreed to continue the hearing to the next meeting - January 13th - and consult with the Zoning Inspector,

LAND BANK - 2 Nora's Lane. RDA to install a raised boardwalk on a portion of public pathway, Ian Peach was present for the Land Bank. Proposal involves installing a 100-foot long 4-foot wide boardwalk in a low area along Clevelandtown Road that is subject to occasional temporary flooding. Boardwalk will be elevated 18 to 24 inches. There is no wetland vegetation in the area. Trail connects with a larger trail system.

Province made a motion to issue a negative determination. Avakian seconded the motion. Unanimously approved by roll-call vote.

PALMA - 30 The Boulevard. RDA to clear vegetation adjacent to 19th Street for a camp site and boat and trailer parking. Shaun Palma and abutter Marsha Mungeam were present.

Palma said there is no intention of clearing any large trees. Mungeam asked if the wetlands had been flagged on site. The agent said they had been flagged and the Commission visited the site today.

Ms. Mungeam had questions about the ownership of 19th Street. Vincent said that it would be up to Mr. Palma to contact Alan DeBettencourt about the ownership of the road and to receive permission for an additional curb cut. If the road is private, Mr. Palma would need to get written approval from his abutters as well.

Kontje said that at the previous meeting, Palma had mentioned rototilling the area. He said he did not think that was a good idea so close to a wetland.

The agent commented that the site Mr. Palma wishes to clear is 70 to 80 feet away from the wetland and at least 15-feet above sea level.

After some further discussion, Province made a motion to issue a negative determination with the following conditions: No trees are to be cut without prior on-site approval from the agent. Palma is to secure permission from the highway superintendent prior to any clearing in the 19th Street road layout or creating a curb cut off 19th Street. Carlson seconded the motion. Unanimously approved by roll-call vote.

There being no further business, the meeting was adjourned at 5:15 p.m.

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