

Minutes of a Conservation Commission Meeting - 10 February 2021

Members present: Peter Vincent - Chairman, Lil Province, Jeff Carlson, Bob Avakian, Geoff Kontje, Christina Brown

Staff: Lisa Morrison, Jane Varkonda

Public Hearings:

SNYDER - 23 EDGARTOWN BAY ROAD - NOI to install pool, relocate garage, and construct new septic system. Doug Hoehn and Mark Lucier were present for the applicant. Bob Snyder was also present. 16 x 32 foot pool will be located just off porch and outside of the 100 foot shore zone. Mr. Snyder confirmed that his closest abutter, Lichtenstein, has no concerns with the project.

Hoehn noted that the site is pretty level. The pool will be 6-feet deep at its maximum. A salt-water filtration system will be used and a drywall will be located adjacent to the pool.

Kontje gave a brief report of the site visit. He said that the project is straightforward, noting that both the garage and the parking lot slide away from Katama Bay in order to keep the pool outside of the 100-foot zone. He said he foresees no negative impacts on the resource area, and made a motion to approve the project as presented with the standard conditions. Carlson seconded the motion. Unanimously approved by roll call vote.

MASON -11 Earl Ave - NOI to construct replacement dwelling, install a swimming pool, and upgrade septic. Kontje made it known that he is working on another Sam Sherman project, but said he believed he could be impartial. There were no objections to him sitting on this application.

Kara Shemeth and Chris Alley were present for the applicant. The existing cesspool will be abandoned and a septic upgrade has been approved by the Board of Health. The new dwelling will be a two-bedroom with a FAST system. Brown asked if the enhanced treatment systems work okay in seasonal houses. Alley replied that all septic systems work better in year-round housing. Brown asked for specifications on the FAST system for the file.

Varkonda said that she would need a cross-section of the pool and asked if the new house would be visible from the public vista. Shemeth replied that the massing will not be much different from the existing house: both are one-story structures.

Shemeth noted that groundwater is at elevation 4. The proposed pool will be built up out of the ground by about 4-feet. After some further discussion, Province made a motion to continue the hearing to the next meeting, 24 February, for a site visit. Brown seconded the motion. Unanimously approved by roll-call voted.

Applicant to provide: cross-section of the pool, details of the FAST system, and a plan indicating groundwater and the leaching area.

OGDEN - 8 ARMSTRONG LANE - NOI to repair existing boathouse. Kara Shemeth, Drew from MV Construction, and Greg Ehrman from Hutker Architects were present for the applicant. Project will involve replacing the existing rotted piers and the decking. Piers will be replaced with helical anchors that will be clad in untreated cedar. All the work will be above MHW.

Carlson gave a brief site report. He noted that the site has a funicular, that was approved some years' back. He said that all the work on the site is well done and in compliance. Kontje agreed and made a motion to approve the project as presented. Avakian seconded the motion. Unanimously approved by roll-call vote.

ELMS FAMILY LLC & 18 CALEBS POND ROAD LLC (Goldstein) - NOI to revitalize bank vegetation and repair beach stairs and pump house.

A report of the site visit was given. Kara Shemeth and Fred Fournier were present for the applicants. A updated site plan was submitted, itemizing the trees that will be removed from the bank. Shemeth noted that there will be no damage to the bank from the removal. Trees will be cut and removed from the site via barge. There will be no dragging cut trees up the bank.

Carlson made a motion to approve the revitalization of the bank and the removal of select trees. Brown seconded the motion. Unanimously approved by roll-call vote, with the understanding that, at the agent's discretion, additional planting may be required once the trees are removed.

Shemeth said that she went on to explain that in addition to the bank revitalization on the adjacent property, 18 Calebs Pond Road, there is a proposal to rebuild and reconfigure the beach stairs and repurpose the pump house. Shemeth explained that the stairs are very steep and currently unsafe. The new configuration is a little less extreme. The applicant would like to repurpose the pump house to be used for storage. They are also proposed to replace the roof with a flat roof that will be accessed by a short stairway and can be used as a viewing platform. The stone foundation will remain, as will the existing stone steps and retaining walls.

Fournier noted that keeping the existing stone stairs and working around the existing retaining walls will minimize the impact on the bank. All work will be done by hand.

Stairs will have pressure-treated framing, but the posts - and anything in contact with the ground - will be untreated cedar or locust.

Kontje asked about using butterfly anchors. Shemeth replied that the bank is so steep, they may not work.

Carlson made a motion to approve the project as presented. Avakian seconded the motion. Unanimously approved by roll-call vote.

Other Business:

MONAHAN - The Boulevard. Agent reported that there has been some unpermitted cutting of vegetation on the property.

DARK HOLLOW - Agent reported that there has been some unpermitted work in the area adjacent to the vernal pool. It also appears that the lawn has grown beyond what was permitted. Agent said she contacted Ed Charter, the general contractor, who was very responsive. Agent has sent a letter to the owner, Schwabel, and will meet on site with the contractor and the landscaper.

GIBBS - Boldwater. Agent noted that this property may be up for sale. Over the summer, the view channel was clear-cut. The agent said she has been trying to get Mr. Gibbs to provide a restoration plan, but has yet to receive it.

SOUTH BEACH dunes at right fork took a beating in the recent storm. Agent is in preliminary discussion with DEP and Mass Heritage to see how much of the dunes can be rebuilt, as some of the area may now be considered nesting habitat. The dredge committee is hauling sand from the Great Pond to fill the mud hole. The town needs to find funds for drift fencing and beach grass planting. Agent is speaking with the town administrator and the finance committee and preparing an emergency order to nourish the beach.

KATAMA FARM Agent said she believed the RFPs will be out in the next week or two.

Shawn Byrne had some questions about the RFP and was referred to the Katama Farm Committee.

There being no further business, the meeting adjourned at 5:00 p.m.

Approved: _____