

## Minutes of a Conservation Commission Meeting - 24 February 2021

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

Staff: Lisa Morrison, Jane Varkonda

### **Public Hearings:**

HOULAHAN - NOI to install a 320-foot boardwalk to connect with existing pier, 14 Bayside South. Doug Hoehn was present for the applicant. This is lot 5 in the Houlahan subdivision, the most southerly lot. Hoehn explained that this pier will be used by his three sons, who each own inland lots, as well as by the owner of the lot. Access to the pier is currently by a footpath, but it is not ideal. In places it is rocky and difficult to navigate, and in others it is soggy. The specifications of this boardwalk are nearly identical to boardwalks on the other Houlahan lots to the north. Ewing is planning to use mahogany posts and decking. The applicant would also like to provide water and electricity to the pier. Some trenching will be required to bring town water from the road to the beginning of the boardwalk. Water and electrical lines will then be attached to the underside of the boardwalk.

Hoehn explained that this pier is designed to be a minimum of two-feet above grade - same as the other Houlahan piers. DEP is now recommending that the piers be higher: a ratio of 1.5 to each foot of width in order to provide adequate light to the vegetation below. This would make the pier 4.5 feet above grade. It would be much more visible and require railings as well.

Brown asked what a 4.5 foot walkway would look like. After some discussion Province made a motion to continue the hearing to the next meeting, March 10th, and set a site visit. Kontje seconded the motion. Unanimously approved by roll-call voted.

OYSTER-WATCHA ROAD NOMINEE TRUST (Reiter) - NOI to construct artist's studio and upgrade septic system. Jeff Carlson is abstaining, but participating as a member of Oyster-Watcha. Doug Hoehn was present for the Reiters, who were also in attendance, as were Kris Horiuchi - landscape architect, and Aaron Schiller - designer.

Pool and terrace were approved in February of 2020. The studio will be built on the terrace. Hoehn explained that it was basically open space with a half-bath. The roof line will be well below that of the main house. Only a small section of roof will be visible from the pond.

For now, the applicants are planning to tie into the existing septic, but they are working on a new system that will be inland of all the buildings. The existing septic is on the older side.

Bob Avakian -

Avakian asked about the square footage of the existing main house. Hoehn replied that it was the original McNamara house and is between 2500 to 2700 sq. ft.

The agent said that she would like to verify that the previous landscaping and renovations have been done according to the order of conditions. There was some unauthorized work done on the view channel at some point. Kris Horiuchi said that she has spoken with Caleb Nicholson and will be happy to provide an 'as built' plan.

Carlson noted that the project has been approved by the Oyster-Watcha Homeowners Association. The project will also require approval from the Planning Board.

Kontje made a motion to approve the project as presented with the condition that the order will not be released until the agent has reviewed the 'as built,' the landscaping plan, and the letter from the HOA has been received. Province seconded the motion. Unanimously approved by roll-call vote by all those voting. [Carlson abstaining].

**Continuation:**

11 EARL AVENUE (Mason). NOI to construct replacement dwelling, pool, and upgrade septic. Chris Alley and Sam Sherman were present for the applicants. A brief report of the site visit was given: Brown noted that everything looked fine. She said the house will be located as far back on the lot as possible and she said the new septic is an upgrade. This lot is separate from the Mason's main lot and the residence will be used as a two-bedroom guest house. Details of the septic design and a cross section of the pool were submitted as requested.

Alley noted that the pool is made of fiberglass: it comes in one piece and is placed in the excavation. Alley noted that the installation is much less impactful on the site. The pool will be approximately two-feet above grade and level with the proposed deck. The pool equipment will be located underneath the deck. Deck will be constructed on piers.

The new denitrifying septic system will replace an old cesspool. Approximately two oak trees will be removed to make room for the new septic system.

Avakian made a motion to approve the project as presented with standard conditions. Brown seconded the motion. Unanimously approved by roll-call vote. Applicant to supply the agent with a landscape plan to review.

**Other Business:**

Orders of conditions for Goldstein (2), Snyder, and Ogden and the minutes of 10 February were approved.

Katama Farm update: town counsel is doing the final review/rewriting of the leases.

Dylan Sanders, attorney for the Trustees, asked to extend the lease through whenever the new lease is awarded for the educational component. The terms would remain the same: town has access, rent is paid by the month, and the Trustees will continue to take care of the facilities. [The request came too late to be posted on the formal agenda, so a vote will be taken at the next meeting - March 10th]

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

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