

Minutes of a Conservation Commission Meeting – 9 June 2021

Members present: Christina Brown, Jeff Carlson, Lil Province, Bob Avakian

Absent: Peter Vincent, Geoff Kontje

Staff: Jane Varkonda, Lisa Morrison

Public Hearings:

CLEMMY – 185 Katama Road. NOI to maintain and rebuild existing pier and boathouse. Reid Silva was present for the applicant. The proposal is to rebuild the dock in the same footprint, but raise the decking by 2-feet to match the height of the deck on the boat house. The agent asked for cross-sections and a narrative outlining the stages of construction. Work will be done by Steve Ewing from a barge. Brown made a motion to continue the hearing to the next meeting, June 23rd, for a site visit and comment from the Marine Advisory Committee. Avakian seconded the motion. Unanimously approved by roll-call vote.

MORRISON - 6 Swan Neck. NOI to construct new dwelling, garage, septic, well, pool & pool house, view channel, and associated site work. Reid Silva was present for the applicant. A slightly revised site plan was submitted that shows the house moved back from the wetlands an additional 5-feet, from 107-feet to 112-feet. Carlson gave a report of the site visit, commenting that the site is very wooded and the pond is not visible from the site. Because the view channels will be quite long, Carlson thought that a rectangular view channel would be more appropriate for this site than the usual two 15-degree view channels. Applicant will return for the view channel and any additional site work until after the house is built. Province made a motion to approve the construction of the house, pool, pool house, septic and well with the standard conditions. View channel(s), additional landscaping, walkway to the pond are to be reviewed as part of a final landscape plan to be submitted a later date. Carlson seconded the motion. Unanimously approved by roll-call vote. Additional condition: construction zone to be added to the site plan.

FINN – 2 Swan Neck – NOI to construct a new dwelling, garage, septic system, well, pool, view channel, associated landscaping and site work. As in the prior application, a revised site plan was submitted: the house has been moved away from the 100-foot line by 10-feet, from 105-feet to 115-feet. The proposed pool fencing has been relocated outside of the 100-foot zone, and the pool patio shifted so that it is no longer in the priority habitat. As in the previous application, the view channel and any additional site work will be approved after the house is built.

Brown asked what materials will be used for the pool fencing. Silva replied that it will be wood posts with black mesh. Brown also asked that the chimney not be painted white and the limit of work be delineated on the plan. Carlson made a motion to permit the construction of the house, pool, garage, well and septic with the standard conditions. Province seconded the motion. Unanimously approved by roll-call vote. No additional landscaping or exterior lighting until a final landscape and lighting plan are approved.

55 KING POINT WAY REALTY TRUST (MacNally) – NOI to construct a replacement dwelling, pool, spa, tennis court, garage, septic, and associated landscaping and site work. Doug Hoehn of SBH, Phil Regan & Matt Cramer of Hutker & Associates, and Dan Gordon and Patrick Taylor of Dan Gordon Landscape Architects were all present for the applicant.

A photo of the existing house taken from a kayak on the pond was submitted, as was a rendering of the proposed house. Phil Regan said that the intent was to break up the proposed house into a combination of one and two-story structures, which would allow trees and other natural features to peek through the façade. Chimney will be stone and the siding cedar left to weather.

The agent commented that there appears to be recent cutting in the view channel that is not in compliance with the on-going conditions. The work was done after the certificate of compliance was issued. She noted that the cuts are recent and the vegetation is considerably lower than would be allowed. She said that it is apparent that whoever did the work did so without consulting the order of conditions, which allows for continued maintenance - provided it is done according the conditions. The agent suggested that a restoration plan be submitted.

Dan Gordon said that the intent of their proposal is to preserve as much of the existing landscape as possible. The tennis court and garage are all landward of the cutting in an existing wooded area. Other than some plantings around the pool, very little additional landscaping or clearing of trees is proposed. The path will be adjusted so that it is off of the adjacent property owned by Sheriff's Meadow. Gordon said that the owner told him that he did not do the recent cutting.

Hoehn said that the applicant and his team will commit to restoring the site, but would like permission to proceed with the proposed new construction.

After some further discussion, Carlson made a motion to allow the construction of the house, pool, spa, tennis court, garage, and septic system to go forward with the standard construction conditions. However, there is to be no additional cutting of trees or vegetation or additional site work until the restoration is complete. The agent will issue an enforcement order/restoration for the unauthorized site work. Province seconded the motion. Unanimously approved by roll-call vote.

Other Business:

☞ AT&T and KATAMA FARM. Ed Pare, attorney for AT&T was present as were Dan Bilezikian and Oscar Suarez. AT&T would like to modify the proposal in their original RFP, as using the existing silos is not practical. They would like to remove the existing 62 and 63-foot silos and build one 80-foot tall silo-like structure. They would also like to move the generator. All the cell equipment would be located inside the proposed silo. Pare said he was aware that these changes would require amending their lease with the town, additional permits, and review by the MVC. He said this was just the first step.

Adam Darack, the town's IT manager, had some questions about coverage and how the service would interact with the Chappy tower.

The agent noted that the silos have been at the farm for over 30 years and are considered iconic by some. Brown asked if the proposed structure would look like a tower or a silo. Pare submitted a photo rendering that showed the structure with a silo-like cap.

After some further discussion it was agreed that the agent will talk to the town administrator and set up a public meeting with the Selectmen and present the idea to the public.

☞ The board voted unanimously to authorize Chairman Vincent to sign a letter to John Erhard acknowledging and thanking him for the proposed gift of a 50-foot strip of land adjacent to the town landing.

☞ Orders of conditions for Corbo, Llewellyn, and Eiffel Nominee Trust were ratified by a unanimous vote.

☞ Minutes of 26 May 2021 were also ratified by a unanimous vote.

There being no further business, the meeting adjourned at approximately 6:00 p.m.

Approved: _____