

Minutes of a Conservation Commission Meeting – 25 August 2021

Members present: Jeff Carlson, Christina Brown, Lil Province, Max Gibbs

Absent: Peter Vincent, Bob Avakian, Geoffrey Kontje

Public Hearings:

MORAN – 16 Bayside North: NOI to construct dwelling, garage, pool, cabana, septic. Doug Hoehn, Gregg Ehrman, and Kris Horiuchi were present for the applicants. Mr. Hoehn explained that this is a 6.5-acre lot that is part of the Houlahan subdivision. There are currently no structures on the lot, but it does have a pier and walkway. A brief report of the site visit was given.

Gregg Ehrman said that the Morans have three children and are proposing a 7-bedroom, 9700 sq. ft. residence with an advanced denitrifying septic system. The portions of the house that face the water will be one-story; a two-story bedroom wing will be on the rear of the house. The trim will be cedar left to weather and the foundation will be faced with fieldstone. A three-car garage will have a detached bedroom above. A guest house is also proposed, which will need a special permit from the Planning Board. A small pool cabana, which is really more of a utility structure than a cabana, is also proposed as is a pool and two hot tubs.

All the neighbors have been contacted and a preliminary landscape plan worked out that ensures the neighbors' privacy. An inventory of all the trees on the property will be submitted as part of the final proposed landscape plan.

The applicant is asking to remove 16 trees within the development envelope: 7 Russian olive and 9 dead or invasive trees as shown on the drawing entitled 'Tree Diagram.' The applicant is proposing to replant trees of the same species interspersed with groupings of existing trees.

There will be no net loss of trees within development envelope.

The applicant presented rendering of the house from the harbor and noted that most of what can be seen is weathered roof. The pool and pool cabana are not visible from the water.

Kris Horiuchi said that the intent of the proposal is to ensure that the view from public vista is camouflaged. They would also like to restore some meadow areas and preserve as much of the existing vegetation as possible to screen the house.

Also proposed is some strategic grading in order to effectively integrate the new buildings into the site. A detailed landscape plan and exterior lighting plan will be submitted for review and approval, along with a drainage and grading plan.

Jeff Carlson asked if a leaching pit or dry well had been proposed for the pool. Hoehn said that they haven't pinned down the exact location, but it will be on the final landscape plan. The pool will be a maximum of 8-foot pool, which leaves the bottom of the pool 4-feet from ground water.

The agent asked if there were plans to utilize the roof runoff for irrigation. She said she would also like to see the final lawn area delineated on the plan. Mr. Ehrman said that they would include a plan to utilize the roof runoff for irrigation and would make it part of the landscape plan.

Brown asked if there was a proposal for installing solar panels. Mr. Ehrman said that no analysis of the site had been done yet, but he said the clients are looking for ways to mitigate energy usage.

Carlson said he would like to see a seeded lawn rather than sod.

Province made a motion to approve the project with the standard conditions and based on the above discussion. Gibbs seconded the motion. Unanimously approved by roll-call vote.

Mr. Ehrman said that they hope to begin construction in the spring.

BLUE BIRD REALTY TRUST (Houlahan) – 16 Bayside North: NOI to remove trees within view easement. Doug Hoehn and Kris Horiuchi were present for the applicant, Andrew Houlahan. Mr. Hoehn pointed out that this is the same property as the previous application. Houlahan is the current owner and the Morans are the prospective purchaser. Houlahan has a view easement over this lot and is asking to remove three cedars that are in the view easement, as well as a clump of trees on the other side as shown on the plan dated 3 August 2021. Hoehn said this will have no impact on the view of the proposed Moran house from the public vista. Province, who was on the site visit, noted that the trees to be removed had been flagged and reviewed on site. Province made a motion to approve the proposal as presented. Trees to be removed will be flush cut and the stumps left intact. Gibbs seconded the motion. Unanimously approved by roll-call vote.

LYNCH – 89 South Water Street: NOI to renovate, remove guest house, and construct additions. Doug Hoehn and Josh Gothard, architect, were present for the applicants. There are wetlands at the base of the property and the flood zone clips just a small portion of both the proposed and existing structures.

The proposal involves renovating the existing dwelling, removing an existing guest house built in 1960, and building a two-story bedroom wing that will be attached to the main house. The new construction will be located essentially in the footprint of the existing house and guest house. The historic portion of the house will remain. A preliminary meeting with the HDC is scheduled for September 2nd. A special permit from the ZBA will also be necessary.

Gothard noted that the Lynches have owned the property for some time. The intent of the proposal is to remove the cobbled together sections added to the rear of the home over time and replace it with a more unified historically accurate addition. There will be no increase in the overall number of bedrooms.

Brown made a motion to continue the hearing until the next meeting, September 8th, for HDC comment. Gibbs seconded the motion. Unanimously approved by roll-call vote.

HUTCHINS – OUTER BANKS - 4 Faulkner Drive: NOI to construct new dwelling, pool, garage/gym, septic, and related site improvements. Doug Hoehn, Harry Garvey, Chuck Sullivan, and Caleb Nicholson

were present for the applicant. Hutchins and Outer Banks Realty Trust own several adjacent lots; this lot is currently vacant and will be the first of three undeveloped lots of a family compound to be developed. The property is totally within the local jurisdiction and partially within the state's jurisdiction. It is at the edge of the coastal district and partially within the 100-year –flood zone. It is also within Natural Heritage's jurisdiction. The lot is very thickly vegetated property; no landscaping is yet proposed.

Sullivan showed elevations of the proposed structure. The agent commented that there appears to be a lot of glass on the façade that faces east. Hoehn noted that this is an inland lot that will remain heavily vegetated. The main house will have a maximum ridge height of 32-feet; the garage/gym will be 26-feet, which is the height limit for structures in the roadside district.

Carlson asked about the elevation of the property. Hoehn noted that the portion of the house outside the flood zone will have a full foundation.

Nicholson reiterated that the house will not be visible from the harbor and the client wants the thick vegetation to remain. Sullivan also proposed some that some kind of film or other treatment be applied to the windows to deaden the light at night.

After some further discussion, Province made a motion to approve the project as presented with standard conditions and a landscape and exterior lighting plan to be submitted for review and approval. Brown seconded the motion. Unanimously approved by roll-call vote.

DePALMA – 12 Katama Point: NOI to construct a replacement dwelling, upgrade septic, and install pool. Doug Hoehn was present for the applicant. Hoehn commented that this application is similar to one recently approved at 6 Plover Lane. Replacement dwelling will have the same footprint as the existing dwelling. The pool will be located behind the house and the septic system will be upgraded to a denitrification system that will be tied into the leaching field.

The grade around the house will be built up to get the house above the 100-year-flood level. The first floor of the house will be at elevation 10 and a retaining wall will be constructed on the north side. Varkonda said that she will need a cross-section of the retaining wall, as well as one for the pool, and the depth to groundwater.

Carlson asked about the number of bedrooms. Hoehn replied that there will be no net gain in bedrooms, which will remain at five. Project will need a special permit from the Planning Board as well. After some further discussion Brown made a motion to continue the hearing to the next meeting, 8 September. Gibbs seconded the motion. Unanimously approved by roll-call vote. In addition to the items mentioned above, the applicant is to supply an estimate of the amount of fill that will be required.

SMITH – 8 Caleb’s Pond Road: RD under the local bylaw only to relocate, expand, and renovate an existing dwelling. Chris Alley was present for the applicant. Property is a 3-acre parcel on Manaca Hill. A new septic system has already been installed. The plan is to pick up the house and relocated it so that it meets setbacks. A modern addition to the rear will be removed and a more compatible addition will be constructed. The historic portion of the house will be renovated and restored as shown on the elevations. The house will be located more than 100 feet from any wetland or dune vegetation. It will be within 100-feet of the 100-year flood.

The existing house has a crawl space and is supported by piers; the new house will have full foundation. The addition will be a story-and-a-half with a similar roof line and trim as the original. The north (historic) elevation will face the road, most of the new addition will not be visible from the road.

There was some discussion of whether the application needed to go back to the MV Commission. Alley said that he did not think so because no demolition of the historic house was proposed.

Varkonda asked why the resource area was not delineated as a coastal bank. After some further discussion Brown made a motion to continue the hearing to 8 September in order to consult the HDC and MVC and schedule a site visit. Province seconded the motion. Unanimously approved by roll-call vote.

OTHER BUSINESS: The minutes of 11 August 2021 were unanimously approved by roll-call vote.

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

Approved: _____