

Minutes of a Conservation Commission Meeting - 8 September 2021

Members present: Peter Vincent – Chairman, Christina Brown, Max Gibbs, Geoffrey Kontje, Bob Avakian, Jeff Carlson

Absent: Lil Province

Staff: Lisa Morrison, Jane Varkonda

Public Hearings (Continuations):

LYNCH – 89 SOUTH WATER: NOI to renovate and construct additions to single-family residence partially within the flood zone. [Avakian abstaining] Josh Gothard and Doug Hoehn were present for the applicant.

Gothard noted that his clients have owned the property since the late 90s. The house has a jumble of fairly recent additions. The proposal is to keep the historic Greek revival portion of the house and remove the modern additions. Utilizing approximately the same footprint, the intent is to construct a more compatible addition. The house would remain a single-story on the front; a two-story addition would be added to the rear, as the land slopes down toward the harbor. The existing detached guest house would be removed and an addition to the house will be constructed in its place. No guest house is proposed as part of this current plan.

Gothard said that a preliminary meeting with the HDC revealed no major issues. Elevations from the harbor were shown, and it was noted that the massing of this property from the water is lower than several neighboring structures.

Hoehn commented that the flood zone cuts through a small portion of an existing rear deck – an area where a portion of the proposed addition will be located. Addition will comply with flood zone construction.

Hoehn noted that there is a good amount of lawn between the edge of the construction zone and the wetlands. A silt barrier will be erected midway between the wetland and the edge of construction. No materials will be stored on the water side of the silt fence.

Brown had some questions about surface runoff. Hoehn responded that he did not think it would be a problem, as there is adequate permeable soil adjacent to the wetland. There is no current flooding problem on the property. All the landscaping at rear of the property will remain - and it is all native. No additional hardscape, other than in the existing patio area, is proposed.

The agent asked whether the tribe had been contacted. Gothard said that he will be notifying Randy Jardin of the project, but noted that all the proposed work is within the existing footprint.

Kontje made a motion to approve the project as presented with standard conditions relating to herbicides and silt fencing. Brown seconded the motion and asked that a condition be added stipulating that the tribe be notified prior to any construction on the site and that a plan for replacing any

vegetation disturbed during the construction process be submitted for review and approval. Unanimously approved by roll-call vote by all those members voting. Avakian abstaining.

DePALMA - 12 KATAMA POINT: NOI to construct replacement dwelling, add pool, and upgrade septic system. Chris Alley and Mark Nicotera were present for the applicant. Proposal involves removing the existing dwelling and septic, neither of which are up to code. The new dwelling would be raised up to bring the first floor above the flood zone and an advanced treatment septic system will be installed. The first floor elevation will be at 10.5; the flood zone is at elevation 10.

The proposal involves raising the grade around the pool by about 2 to 2.5 feet. No basement is proposed. The pool will be at elevation 9.5. Approximately 14-truckloads of fill will be brought in to raise the grade around the house and pool. Alley explained that they don't want to put the house up on pilings or have it stick out of the ground too much.

Vincent asked if there will be runoff from rainwater onto neighboring properties because of raising the grade. Alley said he did not believe that runoff would be an issue, noting that there will be almost the same amount of pervious surface. He said that in the areas to be built up, the runoff will run towards the road. He commented that the soils are quite sandy as well.

Kontje asked if the house will have gutters. Nicotera said that the house will be guttered and a dry well will be installed for pool draw down.

Avakian made a motion to approve the project as presented. Kontje seconded the motion. Unanimously approved with standard conditions. Kontje suggested that the applicant check with the building inspector to see if the compacting of fill in a flood zone requires additional structural engineering. Unanimously approved by roll-call vote.

SMITH – 8 CALEBS POND ROAD: RD to relocate, expand, and renovate an existing residence. Chris Alley and John Fuller, architect, were present for the applicant. Property is located just beyond Manaca Hill. Application is only within the town's jurisdiction as it is within 100-feet of the 100-year flood zone. It is also partially within 200-feet from the wetlands, which are across Chappaquiddick Road. The house has historic value and will not be torn down. A full basement will be added, which will help ensure the longevity of the building.

The proposal involves relocating the house slightly so that it conforms to setbacks and adding a new wing that will mimic the Victorian architecture of the existing house. An email from Susan Catling of the HDC said that as the historic façade was not being altered, she did not think the application required further input from the HDC or from the MVC.

Carlson asked how much wider the façade will appear from the water. Fuller commented that even though the house will be wider, the new addition will be lower than the existing house. Fuller said that the intent of breaking up the roof lines was to make the massing less prominent.

Gibbs said that he visited the site recently and commented that although the renovated house will be larger, it is adjacent to several massive structures.

Avakian made a motion to issue a negative determination of applicability. Gibbs seconded the motion. . Unanimously approved by roll-call vote with standard conditions for exterior lighting and fertilizers.

Other Business:

KOENIG a.k.a. BLACK CAP NOMINEE TRUST – 26 BAYSIDE SOUTH. Review of proposed view channel. Doug Hoehn, Caleb Nicholson, and James Holenko were present for the applicant. Hoehn said that when the lots were created, Houlahan created the view channels. On this lot, two view channels, which cross each other were proposed. All significant trees have been documented on the site plan.

Nicholson noted that one view channel will be from the kitchen and the other from the master bedroom. He said that the owners are not looking for a 'clear view.' They are proposing to selectively remove several cedars, pitch pine, and cherries and then plant with native meadow grasses. He said that the house will not be overly visible from the water; the client would like to maintain his privacy as well. Trees will be flush cut and the stumps ground down.

Varkonda suggested that the work be done in several phases, with select trees removed from individual clumps, rather than the entire clump.

Kontje confirmed that a lot of the trees slated for removal are not providing much cover. He said he was in favor of the step by step approach. He noted that there was a cluster of viburnum on the site that he would like to see remain. He did note that there was not much of a buffer between the edge of the managed area and the wetlands. He said he would like to see the 'no mow' buffer increased to a minimum of 50 feet. The agent noted that Houlahan has a valid permit for managing that area that has been approved by Natural Heritage as well. The option to increase the buffer could be discussed when the permit comes up for renewal.

Kontje made a motion to approve the proposal to selectively and incrementally remove trees in the proposed view channels with the understanding that each phase will be monitored and reviewed on site by the agent. Avakian seconded the motion. Unanimously approved by roll-call vote.

The minutes of 25 August 2021 and orders of conditions for Dukes County-TTOR, the Parks Department, Moran, Reiter, and Bluebird 6 were approved.

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

Approved: _____