

Minutes of a Conservation Commission Meeting – 17 November 2021

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

Absent: Max Gibbs

Staff: Jane Varkonda

Public Hearings:

HEDJEN TRUST (RUBIN) 9 Boldwater Road – NOI for new dwelling, 20 x 44 pool, 8 x 8 spa, pool house, septic, relocated driveway, and associated site activities. Kris Horiuchi, Howard Rubin and Ezra Sherman were all present. Kris Horiuchi began the presentation noting that the property is currently vacant lot. All the proposed construction would be in the 200-foot buffer zone. Horiuchi said that they are currently working with the Boldwater ARC and the neighbors to minimize any impacts on the neighbors. Currently there is a path on the property that extends over the adjacent property. The applicant is proposing to relocate the path wholly onto his own property. Also proposed are two 15 degree view channels: the channel to the south will across association property. The property is currently owned by Tom Wallace but the association is in negotiations to purchase the property. View channels will be formalized for Commission review after the house is framed.

Also shown on the plan is a 2500 s.f. lawn, dry well, drainage, and trenching for utilities.

Mr. Sherman noted that the Rubins have owned the property for 25 years. A prior application was presented many years ago that was much larger in scope and sited closer to resource area. Mr. Sherman said he believed this iteration was more sensitive to the site.

Vincent asked if there was a rendering of the house from the pond. Mr. Sherman said he would supply one for the next meeting.

Carlson asked for confirmation that there was no house on the property now. Sherman responded that there was just a driveway and a cleared area. Mr. Rubin noted that the clearing had been done prior to his purchase of the property.

Carlson made a motion to continue the hearing to 8 December 2021 for a site visit. Province seconded the motion. Unanimously approved by roll-call vote.

BEACH TREES 26 Crackatuxet Cove Road: NOI replacement dwelling, pool, septic , and associated site work. Reid Silva and landscape architect Jim Cutler were present for the applicant. Silva reminded the commissioners that they had a preliminary meeting and site visit last spring. The current proposal has moved the house back about 6-feet. Aerial photographs of the property were reviewed that clearly showed the remnants of a former horse ring. The proposal involves removing the existing dwelling and shed and constructing a new one-story dwelling with an attached garage. The new dwelling will be constructed partially on the former horse track. A new driveway will be established as well. Silva noted

that the entire lot is in the buffer zone and that the new construction will be in the flood zone as well. The house will have a rat slab with a vapor barrier.

Silva explained that the first floor of the house needs to be at elevation 11 in order to comply with FEMA regulations. In order to keep the hardscape to a minimum the landscape architect would like to create a gradual knoll that would go from 3-feet down to zero over a span of about 60 feet, 40 of which would be in the 100 foot buffer. The fill would all be located in the formerly disturbed area that is currently the horse track. Silva noted that there would also be some minor grading in the front of the house as well as around the septic system.

A rendering of the proposed dwelling from the pond was reviewed.

Vincent asked how much fill would be needed to be brought to the site. Mr. Cutler replied that between 300 to 400 cubic yards would be needed. He commented that they intend to restore to native vegetation in previously disturbed areas.

Kontje asked Cutler why he could not pull the house back further so that no fill would go in the buffer zone. Cutler explained that pulling the house back would necessitate the cutting of more trees and the lessening of the view for the applicants. The view is really just a sliver of cove, and moving the house back would obliterate that. He noted that the house is oriented so that the main living spaces take advantage of the view. He said the old horse track is in the 100-foot buffer and was previously cleared and graded. He said that he can categorically state that there will be no negative environmental impact from adding fill in this area. The fill would be about 40-feet into the buffer zone, but would taper down from about 2.5 feet up by the house to 0 as it goes into the buffer zone.

Cutler commented that he has studied the site extensively and that the proposed location is, in his opinion, the best compromise. If they move the house further back they run into problems with setbacks and height limits. Mr. Cutler said that the applicants have 4 children and 5000 relatives. The proposed 5400 s.f. structure is limited to four bedrooms: two bunk rooms, a master, and a guest room.

Avakian suggested that a buffer of vegetation be added between the native grasses and the wetland. Brown asked what type of vegetation currently exists along the pond edge. Cutler replied that there is some highbush blueberry and viburnum along the pond edge, interspersed with invasive vegetation.

Brown made a motion to continue the hearing until the next meeting, 8 December, and conduct a second site visit. Province seconded the motion. Unanimously approved by roll-call vote.

The agent asked the applicant to show the boundaries of the lawn area, which is limited to 2500 s.f. and to show the depth of the pool relative to groundwater.

Continuation:

ELLSWORTH – CHAPPY HOUSE LLC – NOI to construct guest house, 39 Caleb Pond Road. Reid Silva and Kathryn Ellsworth were present. Proposal involves the construction of a 900 s.f. guest house for the elderly patriarch, who is ceding to the main house to his children and grandchildren. The entire lot is in

one buffer zone or another. Silva explained how the site was chosen, and the limitations of the lot. The house site is currently pitch pine and scrub oak. The applicant intends to keep as many trees as possible between the guest house and the top of coastal bank.

Carlson gave a brief report of the site visit: he said he did not think that the house will be very visible from the water. Ms. Ellsworth said that they intend to leave as much vegetation as possible. She said that over the 30 years they have owned the property they work hard to maintain a buffer between the structures and the pond.

Province made a motion to approve the project as presented with the standard conditions including a fenced construction zone. Carlson seconded the motion. Unanimously approved by roll-call vote.

ALEXANDER-GAMMILL Continued to the next meeting, 8 December.

Other Business:

WALSH Continued to the next meeting, 8 December

WALDRON Continued to the next meeting, 8 December

KATAMA FARM Lindsay Brown and Lily Robbins were present to discuss upcoming programs and request a lease extension for the Trustees. Ms. Brown also asked about allowing island groups to use the kitchen. She said that IGI would like to use the kitchen in partnership with the food pantry two days a week, preparing produce from Slough Farm. Ms. Brown said that they have also received requests from Beetbung Farm. Commission said that they were not opposed to nonprofits utilizing the kitchen on a limited basis, but were not in favor of commercial use by other farms or individuals.

Ms. Brown said that the programs running between November and March are much the same as in the past, including adult cooking classes using farm products. Ms. Brown said that she will run all the events by Jane and Matt Poole.

Lily Robbins informed the Commission that they will be raising camp fees by \$30 this year, in order to keep up with an increase in staff salaries. Camp fees have not increased since 2016. She noted that they have budgeted for more scholarships as well. There were no objections from the Commission.

CONSERVATION ASSISTANT After reviewing two highly qualified applicants, the Commission voted unanimously to hire Kara Shemeth as the Commission's Assistant.

There being no further business, the meeting adjourned at approximately 5:30 p.m.

Approved: