

## Minutes of a Conservation Commission Meeting – 8 January 2020

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

Absent: Stuart Lollis

Staff: Jane Varkonda and Lisa Morrison

### **Public Hearings:**

Applicant: KLUCHNIK – 91 Weeks Lane

Proposal: Swimming pool

Representative: Sourati

Discussion: Local NOI. Property is serviced by town water and is more than 100-feet from any wetland and above the 100-year flood plain. Pool will be a maximum of 7-feet deep – a foot-and-a-half above ground water. After discussions with the neighbors at the Planning Board hearing the plan was revised moving the pool closer to the house and the equipment shed was moved further away from the neighbors. A leaching pit will be installed 94-feet from the edge of wetlands. Brown asked that the pit be moved an additional 6-feet so that it is out of the 100-foot buffer. Brown made a motion to approve the project with standard conditions and with the revised pit location. Avakian seconded the motion. Unanimously approved. Applicant to return with landscape plan for review and approval.

Applicant: LARSON ET AL. – Haystack Lane & New Haven Ave

Proposal: Vegetation management plan

Representative: Kara Shemeth, SBH

Discussion: Applicant is requesting permission to mow and cut phragmites on an annual basis in the cross-hatched area shown on the plan dated 2 January 2020. The intent is to restore and expand the existing wet meadow. Wilkinson Environmental will be involved with the work and will ensure that the plant material is safely removed so that the phragmites will not reseed in any additional areas. In addition to cutting phragmites, some shrubs will be cut to ground level. The agent endorsed the project saying that she has encouraged landowners around the shrub swamp to remove the woody vegetation to facilitate the expansion of the wet meadow as wet meadows are rare and tend to have a higher diversity of plants. Brown made a motion to approve the project as presented. Avakian seconded the motion. Unanimously approved.

Applicant: KJC REALTY TRUST (ABBRECHT) – 8 Golf Club Road

Proposal: Replace wooden bulkhead with stone wall

Representatives: Doug Hoehn & Jim Glavin

Discussion: Hoehn explained that the neighbors on either side of this property have stone revetments. The bank is currently sloughing down lower than the existing timber bulkhead. Rocks were added to the bulkhead 10 or 15 years ago as a band-aid solution. Currently the timber bulkhead is over-topped during storms.

The agent had some questions and concerns: she did not think that the house was endangered and, therefore, the site may not qualify for a stone revetment. She said that she was not sure it was wise to armor the entire bank with stone. Glavin explained that the intent is to protect against 100-year-floods and category 4 storms. He noted that 6-foot seas mean 12-foot waves when measured from trough to crest. The wall is built 4-feet below grade, hence a 16-foot wall. Province made a motion to continue the hearing until the next meeting, 22 January, for a site visit.

Applicant: CATALINA REALTY TRUST – 24 Ocean View Ave

Proposal: renovate/reconstruct main house & garage, construct pool/guesthouse, install new pool, remove existing tower.

Representative: Doug Hoehn & representatives from Selldorf Architects

Discussion: All the existing buildings will be redone with the exception of the boat house and the observation deck. The new structures will have the same general footprint and size as the existing, but will go from 4 structures to 3. The current two-story main house is 5500 sq. ft. with 5 bedrooms. There is also a four-car garage with two detached bedrooms, a 32-foot tower, and a pool house with gym, yoga studio, and serving pantry.

The proposed garage will be one-story with space for 3 cars. It will also have a full bath and a detached bedroom and attic space. The pool house will be two-story and contain a bath below and a two-bedroom guest house above. The proposed pool will be in approximately the same location as the existing pool, but will be a little wider. A drywell will be added to plan to handle any overflow from the pool. No trees will be removed for the new driveway.

Brown pointed out that there is what amounts to a full story wall of windows facing the public view. She asked the applicants to come up with a plan to mitigate some of the light that will be emitted by the building at night.

The architects said that they intend to use as much of the existing foundation as possible. The structures will all be clad with cedar shingles left to weather. Kontje made a motion to continue the hearing to the next meeting for a site visit. Province seconded the motion.

Unanimously approved – continued to 29 January.

Applicant: FLOMAR CORPORATION – Turkeyland Cove

Proposal: Request to amend order

Representative: Reid Silva, VLS

Discussion: Original order called for a 25-foot buffer of woody native vegetation at the top of the bank. The applicant would like to revise the condition to allow for more of an undulating buffer. No trees in the existing buffer will be removed. Final planting plan to be approved by the agent. Carlson made a motion to allow the amendment. Avakian seconded the motion. Unanimously approved with the condition as stated above.

Applicant: SWARTZ – Starbuck Neck

Proposal: Request to amend order

Representative: Lisa Goodheart of Sugarman Rogers & Mark Manganello

Discussion: Commission voted at their previous meeting to require the removal of an unpermitted platform/deck at the water's edge as well as approving some landscaping on the property. Ms. Goodheart said that her client says that the platform was on the property when it was purchased in 2001. The agent said that the platform was not on a 2000 site plan of the former owner, Mortara. She said that the existing platform does not appear to be 19 years old.

Goodheart said that the platform was not included in the enforcement order. The agent stated that not every item needs to be listed in her enforcement order and the order did specify unauthorized landscaping activities, which includes on grade patios and decks. The agent stated that the platform needs to be removed. If the applicant would like a platform they should apply for it, but as long as it remains on the property, there will be an outstanding violation.

After some further discussion, it was agreed that the board will proceed with issuing the order covering the landscaping activities that were discussed and permitted at the previous meeting and issue a separate enforcement order for the deck/platform. Kontje made the motion. Avakian seconded the motion. Unanimously approved.

**Other Business:**

Applicant: McCOURT – Chappaquiddick Road

Proposal: Request to revise restoration order

Representative: Ernie Carlomagno from Donaroma's

Discussion: A report of a recent site visit was given. Kontje said that good progress is being made in restoring the property. The applicant would like to keep the stone patio between the house and the beach. Agent noted that stone tiles and pavers are not permitted in a dune area and must be removed. She said she has no problem with extending the garden planters and keeping the mulched area in front of the house for the dogs. The patio may be replaced by a raised wooden walkway and deck. Applicant will submit a revised plan.

THE FARM INSTITUTE a meeting was scheduled for Friday, January 24<sup>th</sup> at 1:00 p.m. to discuss future plans.

There being no further business the meeting was adjourned at approximately 7:00 p.m.

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