

Minutes of a Conservation Commission Meeting – 20 May 2020 via ZOOM

Members present: Peter Vincent – Chairman, Lil Province, Bob Avakian, Jeff Carlson, Christina Brown, Geoffrey Kontje, Stuart Lollis [arrived late].

Staff: Jane Varkonda, Lisa Morrison

Prior to the start of the public hearings Chairman Vincent explained that the meeting was being held remotely because of the Governor's orders. He explained that all other provisions are in force and confirmed that all those present could hear and be heard. He noted that all votes will be by roll call and confirmed that all materials for the meeting have been made available to members of the public. He further confirmed that reasonable public access has been assured by providing information on how to join the meeting on all abutters notices, in Gazette advertisements, and on the town website.

Public Hearings:

ROLLS - 10 JACOB'S NECK – NOI to construct an addition, install a swimming pool, and related site improvements. Reid Silva of Vineyard Land Surveying was present for the applicant. The prospective purchaser, Andrew Janower was also present. Silva noted that the proposed pool is more than 350-feet back from the edge of the pond, and the addition is further back still. All the proposed work will be in the buffer zone flood zone.

Pool will be located in an area that has already been brush cut – only two trees will need to be removed. Province commented that she has visited the site and noted that there were a substantial number of oaks on the property.

Pool will be elevated approximately two-feet at the same elevation as the existing garden bed. It will be above groundwater. Pool equipment will be housed in a sound-proofed shed adjacent to the house and a dry well will be installed to handle any pool run-off.

Elevations of the proposed addition were reviewed and it was confirmed that the addition will be lower than the main house and not visible from the pond.

Province made a motion to approve the project as presented. Carlson seconded the motion. Vincent asked for a roll call vote. Kontje, Avakian, Brown, Carlson, and Vincent all voted to approve the project. Unanimously approved.

KERNOCHAN -6 GOLF CLUB ROAD – RD to construct an addition to a garage/guest house. Reid Silva was present for the applicant. Mr. Lapine was also in attendance. The proposed 16 x 22 addition will be 176-feet from the coastal bank. The main house is between the proposed addition and the pond, so there are no historic views and vista issues. The agent had no

concerns. Province made a motion to issue a negative determination of applicability. Brown seconded the motion and voted to issue a negative determination. Kontje, Avakian, Carlson, and Vincent also voted to approve a negative determination. Unanimously approved.

[Stuart Lollis joins the meeting]

DELLI CARPINI – 11 DUNES ROAD – NOI to construct a swimming pool, pool house, and related site activities. Doug Hoehn and Fred Fournier of Landscape were present for the applicants. The property is in the inland zone of the coastal district and been approved by the Planning Board. The pool will be in the 100-year flood zone, just below elevation 10. There are no wetlands in the area. Proposed pool will be 20 x 40, surrounded by a bluestone terrace. The proposed pool house will be 8 x 20 and contain the pool equipment, which will be fully sound-proofed. Pool will have a salt water filtration system.

A dry well will be installed near the northeast corner of the pool. Fournier noted that there is already extensive vegetative screening on the property; more native vegetation such as high bush blueberry will be added.

Kontje made a motion to approve the project as presented. Lollis seconded the motion. Avakian, Brown, Vincent, Carlson and Vincent also voted to issue an order with the standard conditions. Unanimously approved.

WALDRON – 22 BAYSIDE SOUTH – NOI under local bylaw only for the construction of a dwelling, pool, and related site activities. Doug Hoehn was present for the applicant, as were architect John Murray, Erin De Losier from John Murray's office, Tom Tate, local contractor, and Leslie Carter from Reed Hildebrand.

Hoehn commented that the project is very similar to others on the North and South – all part of the Houlihan subdivision. The Commission's jurisdiction extends to just the pool and about ¼ of the house. The proposed guest house and garage are both outside of the Commission's jurisdiction.

Murray explained that the siding and roof will be cedar shingles; the trim will be unpainted cedar. The windows will be gray/brown.

No view channels are currently part of the application. The agent noted that there are a good number of trees between the house and Katama Bay.

Lollis asked about the floor to ceiling windows on the first floor. Hoehn pointed out that the house was approximately 320-feet back from the bay. He noted that the property abuts the shallowest part of the bay, he doubted that there would be many boaters in that part of the bay.

Brown said that when all the lights were on in the evenings, it could be obtrusive. The landscape architect pointed out that in addition to the trees between the house and the bay, a significant amount of bushes will be planted between the house and the trees. A native little bluestem meadow is also proposed.

Avakian made a motion to approve the project as presented with the understanding that rendering will be submitted showing both the existing and the proposed vegetation to be planted on the waterside of the house. Lollis seconded the motion and voted to issue an order of conditions for the house, the pool, and the landscaping. Brown, Province, Carlson, Kontje, and Vincent also voted to approve the project as presented. Unanimous.

SWARTZ Update on enforcement issues. Varkonda noted that the applicants are still awaiting surveys that will show that the platform has not changed. Varkonda will meet with Mark Manganello on site prior to the restoration planting and a new site visit will be scheduled.

NORTH NECK STAIRS Varkonda reported that severe erosion has made the stairs unsafe and the Land Bank, who manages the property for the town, has closed them off. She said she got an estimate from the Land Bank of over \$30,000 to install a set of metal stairs, but the land superintendent said that his crew would not have time to work on the stairs for awhile. In the meantime, the agent is exploring ways to repair the stairs so that the entire fishing season will not be lost.

FISHERMAN'S LANDING Agent noted that she replaced the chain and lock again today. The neighbor to the south has been complaining and was told that the Highway Department is planning to add signage, fix the fencing, and delineate the parking as soon possible, but everyone is months behind.

[Brown leaves meeting]

A roll call vote was taken and Avakian, Lollis, Province, Vincent, Kontje, and Carlson all voted to convene in executive session for the purpose of discussing matters relating to the purchase and or leasing of real estate. The board will not reconvene in regular session.

This portion of the meeting was adjourned at approximately 5:30 p.m.

Approved: _____