

Minutes of a Conservation Commission Meeting via Zoom – 10 June 2020

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

Staff: Lisa Morrison, Jane Varkonda

PUBLIC HEARINGS:

Blue Heron - NOI to remove existing residence and construct new dwelling, septic system, pool, and related site improvements, 8 & 10 Blue Heron Way. Reid Silva of VLS and architect James Moffatt of Greenwood Architects were present for the applicant. Ted Rosbeck was also present. The new dwelling will be in the same approximate location as the existing dwelling. The new dwelling will have a footprint of approximately 3000 sq. ft. and will be two stories.

Part of the pool will be in the flood zone as well as in the inland zone of the coastal district. Pool will need a special permit from the Planning Board.

Kontje reported on the site visit and noted that the existing structure is in sad shape. Kontje asked how the location of the new dwelling was chosen. Rosbeck replied that he was trying for a southern exposure.

Vincent commented that the attached garage was very close to the wetland boundary.

No landscaping is proposed as part of this notice; applicant will return for landscape approval prior to completion of construction.

Kontje commented that it seemed that there was enough room on the site to move the structures further away from the resource areas and asked if the applicant would consider modifying the location of the structures, especially the garage.

Rosbeck said that there is a roadway in between the garage and the wetland. He said that because of the topography, any run-off from the garage would be directed away from the wetland, not toward it.

He said that he spent a lot of time planning the location of the house. He asked the board to give him an idea of what might be an acceptable distance. After some further discussion it was agreed to continue the hearing to the next meeting, 1 July.

Swartz Lisa Goodheart of Sugarman Rogers, attorney for Jim & Susan Swartz, was present to request that the enforcement order relative to the wooden platform be rescinded based on several affidavits and historical photographs of the area, which indicate that the platform is preexisting. The agent confirmed that the zoning inspector has determined that because the structure is under six-feet and is not attached to a dwelling, it does not require a building permit. After a brief discussion, Lollis made a motion to rescind the enforcement order. Kontje seconded the motion. Avakian, Province, Carlson, and Vincent also voted to rescind the enforcement order.

Bower Request for a determination of applicability to install a ground-mounted solar array. Sean Buckley of Harvest Sun Solar was present for the applicant. Alex Mayhew was also present. A brief report of the site visit was given. Carlson noted that his only issue with the project was whether or not the array would be visible to abutters. The site visit confirmed that the site is thickly vegetated and the array will not be visible. Few trees will need to be removed to accommodate the construction. The agent noted that Mr. Bower is the president of the Boldwater Architectural Review committee. Province made a motion to issue a negative determination. Avakian seconded the motion. Unanimously approved by all those voting.

[* Christina Brown joins meeting]

Kumpitch Request for a determination of applicability to relocate inland an existing boathouse. Richard Knight was present for the applicant. Knight explained that the pilings under the structure were disintegrating and the applicant would like to move it inland away from the wetlands. New concrete piers will be constructed and the structure will be raised slightly. There will be no change in the building's use – it will continue to be used as a boathouse.

The agent noted that there have been several enforcement orders issued on the property over the years. Agent said she would like to review on site the trees that will need to be removed and have the surveyor annotate those on the site plan. Kontje made a motion to issue a negative determination. Avakian seconded the motion. Unanimously approved.

CONTINUATIONS:

Aldeborgh NOI to construct new single-family dwelling, septic system, and related site improvements at 22 Crackatuxet Cove. Reid Silva was present for the applicant. Hearing was continued from February for a site visit. Silva noted that the house will be located in the middle of an existing horse field – there is not much vegetation that will need to be removed. The property is in the coastal district as well as the flood zone. The septic system will be mounded 2-feet for adequate separation from groundwater. No trees will need to be removed for the septic.

Wendy Culbert is in the process of completing the habitat assessment. After a brief discussion, Brown made a motion to issue an order of conditions for the construction of the house, septic, and the raising of the grade - with the usual and standard conditions. Avakian seconded the motion. Unanimously approved.

Waldron Request to amend order of conditions. Leslie Carter, landscape architect with Reed Hildebrand and Tom Tate were present for the applicant. A proposal to plant additional trees and shrubs for screening on the waterside of the proposed residence was approved at the previous meeting. The applicants are requesting that the planting of additional trees and bushes be removed from the order, and that the order be amended to cover just the construction of the house.

Kontje said that he believed the original conditions in the order should remain. He said that after the house is built, the applicants could return and ask for revisions to the landscape plan. Lollis made a motion to that effect. Kontje seconded the motion. Unanimously approved.

OTHER BUSINESS:

North Neck Stairs Commission unanimously approved a \$2500 estimate from Knight & Zadeh builders to repair the stairs at North Neck enough to make them safe for this season. The agent reported that a more permanent solution, which may involve changing the stairs from wood to metal is also being explored.

Fisherman's Landing The agent reported that she has received several complaints from abutter Liza Henderson that people are using the landing improperly. The agent explained that because of the pandemic, town personnel and the highway department are stretched thin and that they are doing the best they can.

Katama Farm No response has been received from the trustees, who have until July 1st to respond to the town's letter.

Herring Creek Lots Agent noted that she was out at the site with Mike Whittemore and there is still a good deal of debris that needs to be removed. The debris was left on-site after a project by Mark Clements and a disagreement about who would be responsible for removing it.

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

Approved:
