

Minutes of a Conservation Commission Meeting – 15 July 2020

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

Staff: Jane Varkonda, Lisa Morrison

PUBLIC HEARINGS:

79 TURKEYLAND COVE NOI under local bylaw only. Proposal is to install 10,000 gallon tank, hydrant, and water lines. Chris Alley was present for the applicant. The applicant's insurance company has mandated the installation of a fire suppression system. They initially explored drilling into the side of the existing swimming pool and hooking it up to a hydrant, but it was not a practical solution. Because of the location of groundwater, the tank will be long and narrow 6-ft by 51-ft long. It will be located off the driveway on already cleared land in Zone 2 of the Ponds District. Project has been reviewed by the fire chief.

Kontje asked if the applicant will be able to get the tank down the road without cutting any trees. Alley responded that there is just one sharp turn where the driveway meets the road they are concerned about. However, there are no large trees at that intersection, just brush. Province made a motion to approve the project as presented. Brown seconded the motion. Unanimously approved.

Osprey Cove Nominee Trust (Mazar) NOI to construct a second floor on an existing garage and convert garage to guest house – 80 Meetinghouse Way. Matt Coffey of South Mountain Company and Chris Alley were present for the applicant. Project is under the local bylaw only and is in Zone 2 of the Ponds District. Proposal needs a special permit from the Planning Board and is under review by Natural Heritage. Structure is approximately 180-ft back from the pond. There will be no changes in the total number of bedrooms on the property and no changes to the septic system are proposed. Applicant is working with Natural Heritage to expand some sand plain grassland habitat.

Kontje asked if the proposed clearing would make the structure visible from the pond. Mr. Coffey replied that the site is well vegetated down by the pond, so removing trees near the guest house should not impact the view from the pond. The trees are being removed not only to enhance habitat but to increase the efficiency of solar panels. After some further discussion, the Commissioners voted unanimously to continue the hearing to the next meeting, 5 August, and do a site visit. Applicant will supply the Commission with a rendering of the proposed guest house from the pond.

Malm Request for a determination of applicability to install a new well – Forever Wild Way. Chris Alley, Jim Cimeno of Walter Smith Plumbing, and Norman Rankow were present for the applicant. Applicant is concerned about saltwater intrusion and would like an additional well so as not to overdraw on the original well. New well will be approximately 20-feet from the existing well.

Kontje asked if the applicant had explored a rainwater capture system and a cistern for irrigation. Alley said that they had considered that option, unfortunately there is not much room for underground storage on the property. In addition, if the cistern is kept full by rainwater, then – chances are – they won't need to irrigate as there would have been sufficient rain.

Brown asked what kind of equipment will be used and how long the project will take. Alley replied that the well will be dug in one day with a small drill rig and a bobcat or ditch witch for trenching. Any disturbed vegetation will be restored.

Varkonda asked that the access route and work area be delineated on the site plan.

Brown made a motion to issue a negative determination of applicability. Avakian seconded the motion. Unanimously approved.

OTHER BUSINESS

Waller Farm a request to hold a plant sale at the farm was continued to August 5th for further details and research.

Cape Wind Agent reported that she will send comments to DMF re: Cape Wind's eel grass study

Fuller Street Beach Agent updated the Commissioners on discussion with town counsel and Mr. Horvitz. Turnaround was the result of discussions with the owner, Ted Morgan, and Larry Mercier in 1996. Agent is continuing to look into options.

Swartz Agent recommended that the wetlands replication project not simply be rushed through the Army Corps of Engineers but also be subject to public scrutiny at the local level. The replication is the result of an enforcement order issued by the Commission. To be scheduled for the second meeting in August.

There being no further regular business, the board voted unanimously by roll call vote to enter into executive session for the purpose of discussing pending real estate matters and not to return to regular session at the end of the executive session. Meeting adjourned at 4:45 p.m.

Approved: _____