

Minutes of a Conservation Commission Meeting - 8 May 2019

Members present: Geoffrey Kontje, Jeff Carlson, Lil Province, Stuart Lollis, Christina Brown

Absent: Peter Vincent, Bob Avakian

Staff: Jane Varkonda, Lisa Morrison

PUBLIC HEARINGS:

PLANTINGFIELD WAY REALTY TRUST - NOI for renovations/additions to an existing dwelling, Plantingfield Way. (Former Fearey/Kling property). Stuart Lollis recused himself from the hearing as he is a direct abutter. George Sourati, and the owners, Josh and Sara Greenhill, were present. The project basically involves renovating the house and some minor additions – including the construction of a 14-foot by 38-foot screen room at the rear of the house, a 4-foot addition to the kitchen, a small addition to the laundry room, and a roof over the existing entry deck. The total footprint – including decks and porches – would be 2400 sq. ft. Minimal excavation is required and the board determined that the construction would have no negative effect on the resource area.

A letter of support from Stuart and Mary Lollis was read. Province made a motion to approve the project as presented with the condition that no heavy equipment is permitted in the resource area. Carlson seconded the motion. Unanimously approved by all those voting.

Continuations:

KERNOCHAN - NOI to repair and raise the height of an existing seawall, 6 Golf Club Road. Jim Glavin was present for the applicant. The existing seawall was built several years back. Sand has been accreting between the groins, effectively lowering the height of the seawall. The proposal is to raise the seawall approximately 2/3rds of the way up the bank by adding 2 to 4 ton stones. Stones will be brought to the site down the existing access road. The beach stairs will be removed and then replaced when the work is completed. Stones will be stockpiled in an upland corner of the property. The house is pre-1978.

Carlson made a motion to approve the project as presented. Lollis seconded the motion. Unanimously approved.

LE COQ - NOI to construct a stone revetment, North Neck Road. Jim Glavin was present for the applicant. Glavin recently completed a seawall for Bennett on the adjacent property and several years back a small seawall for Le Coq. This project would fill the gap between the two walls. The area was hit hard by storms. The wall would start at the same height as the Bennett wall and then taper down to the existing Le Coq wall.

Naftulin, the neighbor on the other side, has given permission to the applicant to use his property for equipment access. Stones will come in by barge. Province made a motion to approve the project as presented. Brown seconded the motion. Unanimously approved with standard conditions.

SWARTZ Mark Manganello of LEC and Sean Murphy were present for the applicant. The application is for retroactive approval for lawn and landscaping in the 100-foot buffer and construction of an elevated walkway.

Manganello submitted a revised site plan and supplemental information dated 3 May 2019. Manganello said that he would like to address the landscaping and will return with a request for the boardwalk and deck.

The applicant is proposing to remove non-native plants and ornamental grasses and pull the lawn area back in areas shown in red on the revised site plan dated 2 May 2019. The existing shed and bench will be relocated out of the flood plain. The sprinkler heads in the restoration areas will be removed, as will the privet hedge adjacent to the shed.

Manganello said that they are planning to reseed areas with 'Harmony' mix. The agent said that she needs a list of what grass species are in the mix before any approval can be issued.

Members of the Commission who went on the site visit found the landscaping on the lower portion of the property to be too formal and out of place right next to a salt marsh.

Manganello said that the applicant would like to keep some of the new lawn areas. Lollis suggested that another site visit will be necessary so that the Commissioners can visualize the revised proposal *in situ*.

Carlson agreed and said that more detail is needed – including sizes and species – of the proposed restoration planting. He said he would also like to see the mulch removed.

The agent agreed and noted that mulch is problematic because the area floods regularly and the mulch will end up in the harbor. It should be taken out of the 100-year flood zone.

The agent commented that Rebecca Haney of CZM is coming to the island Monday and will determine whether or not portions of the site are coastal dune. Manganello said that one of the first things he did when hired was to bring a coastal geologist to the site to do soil borings. He said he would forward the results to the Commission.

After some further discussion, Province made a motion to continue the hearing to the next meeting, May 22nd. Brown seconded the motion. Unanimously approved. It was further agreed to schedule an additional site visit for the day of the meeting.

OTHER BUSINESS:

The agent gave a brief report on the **Norton property**. The Commission already agreed to hire Tory Fletcher to do the necessary MEPA and MESA filings.

Tim Simmons has been hired to evaluate the moth habit. She reminded the board that when dealing with habitat, Natural Heritage requires that for every acre of habitat altered, twice that amount of land must be offered up as mitigation.

Varkonda said that the Parks Department and Cemetery Departments are coordinating with the Boys & Girls Club to develop a comprehensive plan.

It is estimated that the plan would cost \$20,000. Province said that she thought it would be money well spent and commented that it is easier to find donors if there is a well thought out plan and made a motion to pay for a plan out of the Land Acquisition Fund. Carlson seconded the motion. Unanimously approved.

[Lollis leaves meeting].

The agent reported that the **Farm Institute/Trustees** have asked to use an herbicide on invasive plants in the fields. Experts she has consulted agree that there are other options available that need to be tried first.

The Commission discussed the fact that the Trustees are advertising the appearance of a reflective hot-air balloon at Katama Farm on July 13th. The Commission has never approved the installation, and was under the impression that FAA regulations prohibit hot-air balloons within five miles of an airport, even if the balloons are tethered. Province said that even if the farm could get a waiver, she did not think the farm was an appropriate venue. Carlson agreed. Province made a motion to deny the use of the hot-air balloon at the farm. Carlson seconded the motion and also voted to deny. Kontje voted to deny. Brown abstained from the vote and the discussion. The vote was 3 to 1, a majority of the quorum, use of balloon denied.

There being no further business, the meeting was adjourned at 6:25 p.m.

Approved: _____