

Minutes of a Conservation Commission Meeting – 14 August 2019

Members present: Peter Vincent – Chairman, Bob Avakian, Christina Brown, Stuart Lollis, Jeffrey Carlson

Absent: Lil Province, Geoffrey Kontje

Staff: Jane Varkonda, Lisa Morrison

PUBLIC HEARINGS:

Pantekidis NOI to install swimming pool and related landscaping activities, 1 Garden Cove. Dan Gordon, landscape architect was present for the applicant. Agent reported that the site visit revealed no issues and recommended the standard pool and landscaping conditions.

Carlson asked about site elevations. Gordon said they range from 8.8 to 11. The pool will be in an area where the elevations are between 8.8 to 9.1. Groundwater is at elevation 5. They propose adding a little fill - the total depth of pool will be 5. A saltwater filtration system is proposed. Project is outside the Ponds District but within 100-feet of the 100-year flood zone. Carlson made a motion to issue and order of conditions. Avakian seconded the motion. Unanimously approved.

Black Cap Trust (Koenig) NOI to construct new dwelling, pool, pool house, and related site work, 26 Bayside South (former Houlahan property). Doug Hoehn, and Gently Bondeson from Maryann Thompson architects were present for the applicant. The proposed house is almost entirely outside of the Commission's jurisdiction – this application is primarily for the pool and associated landscaping. Pool will have a saltwater filtration system and a dry well. No view channels are currently proposed. Continued to next meeting, 28 August, for site visit.

Greenhill NOI to demolish existing garage/detached bedroom and construct new two-bedroom guest house and separate detached garage. Continued to next meeting, 28 August, for site visit.

Trayes Request for a determination of applicability to construct one-story bedroom addition, 10 Dairy Way. Mr. Trayes and his son-in-law Richard Eisenberg

were both present. Traves said that he bought the property back in 1970 and built the 24 x 24 house in '73. He is asking to extend the deck and construct a 20 x 12 bedroom addition. Avakian made a motion to issue a negative determination. Carlson seconded the motion. Unanimously approved.

Purdy Determination of applicability for a septic upgrade, Fowler Lane. Chris Alley was present for the applicant. Project involves the replacement of two cesspools with a denitrifying system that will serve the four bedrooms on the property. Some small grade changes will be necessary that will raise the elevation in the vicinity of the septic system by about a foot. Board of health has signed off on the project. The property has town water. Alley noted that a FAS system will be installed with a mandatory maintenance contract. Avakian made a motion to issue a negative determination. Brown seconded the motion. Unanimously approved.

Schawbel Request for a modification to an order of conditions for construction of a new dwelling in Dark Hollow. Ed Charter was present for the applicant. Charter said he had proposed tying the property in to town sewer, but the neighbors refused to agree. The wastewater department said that they would only provide sewer to the area if all the residents agreed to tie-in; they would not do just one house. Septic system has been reviewed by the Board of Health. Avakian made a motion to approve the modification as presented. Lollis seconded the motion. Brown thought that the Commission should talk to the Wastewater Commissioners and voted no. Vincent and Carlson voted in favor of the modification. Motion carries 4 to 1.

OTHER BUSINESS

Horvitz - See agent's notes and related correspondence. Agent will contact the highway department to see if they have a survey that indicates the boundary of town-owned property and the location of the 30-foot right-of-way. Agent will also contact the owners' and remind them that any work in the resource area requires review by the Commission.

Minutes of 24 July were approved.

At approximately 5:50 p.m. the Commissioners voted by roll call vote to enter into Executive Session for the purpose of discussing real estate and a pending legal matter relating to Vineyard Wind. The Commissioners also voted not to reconvene in regular session at the end of the executive session.

Approved: _____

go into roll call vote and not to reconvene.

Vineyard Wind - filed for siting board sept 16 notice of appearance to intervene. Whether or not to instruct town counsel hire Lisa Goodheart or Energy Siting Board. All in favor of pursuing. Let SElectment - would have to authorize funds

MV Museum - draft of Term Sheet - Wallis etc. David Vietor etc. Meeting tomorrow. Were giving them 250,000 need some say over how the property is managed.