

Minutes of a Conservation Commission Meeting – 11 December 2019

Members present: Peter Vincent - Chairman, Geoff Kontje, Lil Province, Jeff Carlson, Robert Avakian, and Christina Brown

Staff: Jane Varkonda, Lisa Morrison

PUBLIC HEARINGS:

Applicant: McLaughlin – Morizio – 17 Boldwater Road

Proposal: NOI for the installation of a swimming pool, construction of a pool house, and related site activities.

Representative: Barbara Lampson

Discussion: Application is under the local bylaw only. Proposed pool will be 20-feet x 45-feet and the pool house will be 16-feet by 24-feet. Pool will have a salt water filtration system and a leaching area/dry well will be installed adjacent to the pool. There is adequate distance between the bottom of the pool and groundwater. The pool will have a salt water filtration system.

Pool will be screened from the public view and is not in the view channel. Some damaged trees, oaks and pines have been tagged for removal.

Pool house is one story. Project has been approved by the Boldwater ARC. Avakian made a motion to approve the project as presented with standard conditions. Province seconded the motion. Unanimously approved

Applicant: Rolls – Jacob's Cove

Proposal: Reconstruct elevated walkway

Representative: Reid Silva, VLS

Discussion:

Property is being sold. On inspection agent found that a walkway had been built improperly and without formal approval some years back. Walkway is approximately 75-feet. Applicant is proposing to remove the existing railing and the platforms at the end of the walkway.

Stringers will remain and new decking will be installed with the required $\frac{3}{4}$ inch spacing. Decking will either be untreated lumber or trex composite. A t 3-foot wide path to the walkway may be maintained by periodic mowing.

Province made a motion to approve the project with conditions. Kontje seconded the motion. Unanimously approved with conditions.

Applicant: Flomar Corporation - Turkeyland Cove

Proposal: Amend order to permit changes and additions to landscape plan

Representative: Reid Silva, VLS

Discussion: Order called for a 25-foot buffer between the lawn and the bluff. Applicant would like to reduce the buffer to 10-feet. The applicant is proposing to keep the trees but plant lower-growing vegetation between them. Carlson made a motion to continue the hearing to the next meeting for a site visit and asked that the boundary of the proposed buffer be staked on-site. Kontje seconded the motion. Unanimously approved.

Applicant: Baker – The Boulevard

Proposal: Request for a determination of applicability to upgrade a septic system

Representative: Jason Baker of SBH, owner

Discussion: Currently there is a failed cesspool that serves two one-bedroom dwellings. The new septic will serve just one of the structures. Baker said that he intends to put in an advanced treatment system down the road to accommodate three bedrooms. Proposal has been approved by the Board of Health.

Abutter Mrs. Shea had some questions about tree removal on the property line. Baker said that only a few trees will be removed to accommodate the leaching field. The installation will not affect the neighbor's septic. Kontje made a motion to issue a negative determination. Province seconded the motion. Unanimously approved.

CONTINUATIONS:

Applicant: Folliard – 29 South Water St

Proposal: Stone patio, retaining wall, fire pit

Representative: Reid Silva, VLS

Discussion: Proposal was amended from wood deck to dry-laid stone patio to cut down on excavation. A report of the site visit was given. Abutter Norman Rankow was present and spoke in favor of the project. Fire pit will be 6-feet in diameter. Propane piping with automatic shut-off will be supplied to the fire pit. Carlson made a motion to approve the project as presented. Province seconded the motion.

Applicant: Swartz – Starbuck Neck

Proposal: NOI for unauthorized landscaping

Representative: Lisa Goodheart from Sugarman Rogers, Mark Manganello from LEC

Discussion: Delineation of the coastal dune has been revised and approved by a coastal geologist with CZM. Agent reports that most of the replanting details have been worked out and are acceptable. Plans for removing unsuitable fill still need to be worked out and the salt marsh replication will be a separate filing that will need input from CZM, the Army Corps of Engineers, and DEP- Water Quality.

Magnanello reported that the shed, bench, and patio have been removed. The applicant would like permission for minor expansion of the lawn and for the planting beds. Planting beds will contain only native vegetation. Privet and mulch will be removed from the area. Carlson reported that the site is markedly better than before and some of the vegetation is filling in well.

The agent noted that the platform must also be removed as it was never permitted. It was suggested that a plan for monitoring the site should be included in the order, as specified in the NOI. Province made a motion to approve the project as presented, including the removal of the platform. Avakian seconded the motion. Unanimously approved with conditions.

[Province leaves meeting]

Land Acquisition Fund A brief discussion about using the fund to purchase an easement was not met with enthusiasm.

There being no further business, the meeting adjourned at 6:45 p.m.

Approved: _____