

Minutes of a Conservation Commission Meeting – 14 February 2018

Members present: Peter Vincent – Chairman, Lil Province, Bob Avakian, and Jeff Carlson

Absent: Stuart Lollis, Geoff Kontje, Christina Brown

Staff: Jane Varkonda and Lisa Morrison

OGDEN Funicular, Armstrong Lane, Chappy. Chris Alley of Schofield and Greg Ehrman & Tom McNeill of Hutker were present for a preliminary meeting. Mr. Ehrman explained that Mr. Ogden is a navy vet with a spinal cord injury that prevents him from accessing his boat house and dock. The applicant would like to hire a company from Annapolis, Hill-hiker, which specializes in funiculars to enable him to get to his boat house and dock. A chair lift is not practical in this site as the bank is too steep for a straight shot.

The funicular is classified by the state as an elevator and, as such, is subject to state certification. The environmental benefit is that the funicular is attached at the top and the bottom by two helical piers; no work on the bank itself is necessary.

Vincent asked that a letter from a doctor attesting to medical necessity be submitted with the application, as the issue of precedence may become an issue in the future.

Kris Horiuchi will develop a landscape plan for the project, which will be partially located in an area that was over-cleared for a septic system. Mr. Ehrman noted that the funicular can be painted to blend in with the bank. After some further discussion, the board voted unanimously to allow the application to proceed.

RYAN – SWEET SPOT (Continuation) NOI to replace existing wooden beach stairs with aluminum stairs. George Sourati & Jude Villa were present for the applicant. A report of the site visit was given. The agent reported that she has heard no complaints from the Trustees about their set of aluminum stairs. Mr. Sourati again pointed out that two of the primary advantages are (1) the stairs are adjustable and can be rearranged if the bank profile changes due to erosion, (2)

the lower section of the stairs can be removed in the off-season and stored in an upland location. This prevents the need for constant reconstruction and the need to dig into the bank every year and, possibly, aggravate the erosion of the bank.

The board was concerned that the aluminum would not blend well with the bank and would cause the stairs to be too obtrusive. Mr. Sourati said that the stairs can be powder-coated and that the company provides a choice of 6500 colors.

Province made a motion to approve the project as presented with the condition that a color chip be approved at a subsequent meeting. Carlson seconded the motion. Unanimously approved.

MALM NOI to construct new single-family residence and related site activities, Forever Wild Way. Norman Rankow, Peggy Schwier, Carlos Teles, and Doug Hoehn were all present for the application. A letter of approval from the homeowners association has been received.

Mr. Teles and Ms. Schwier gave an update on the restoration plan. Mr. Teles said that he is in the process of labeling all the trees and shrubs included in the restoration planting. Ms. Schwier noted that they have expanded the required 'islands of growth' and added to the plant list. They are also in the process of replacing some dead cedars. In addition, Mr. Teles said he is removing the invasive miscanthus grass as directed. The bamboo is mostly gone, but the miscanthus is more difficult as it needs to be dug by hand. It will probably require annual maintenance to keep it at bay. The agent will review the mowing schedule and maintenance plan, but said that she was satisfied enough with the progress of the restoration plan to allow the application for the new house to proceed.

Mr. Hoehn explained that the new house is just about as wide as the existing house, but will be a little further to the west. The current garage will be demolished and the new garage will be attached to residence. The existing pool and pool house will stay, but the pool house will be converted to an office. A new pool cabana is proposed. The septic tank and pump chamber will be relocated.

With advanced treatment, the bedroom count could be expanded from 4 to 6. The board of health is reviewing the plans.

Mr. Rankow said that overall he believes the structure will be less massive than the existing and the garage will not as high. The house is approximately 7500 sq. ft., not including the garage. There will be no change in access to the lot.

After some further discussion Avakian made a motion to approve the proposal with conditions. Province seconded the motion. Unanimously approved. Conditions to include: no white trim, submission of final landscape/maintenance plan, trails to be located on plan, as should the dimensions of the conservation restriction.

Other Business:

- Cape Pogue DCPC - The agent noted that at the suggestion of the MVC the new regulations will be added to the Coastal District Regulations instead of revising the DCPC. Vincent asked if the boardwalk prohibition will be over public as well as private land. The agent replied that the regulation will just cover private land. The other change involves the removal of aquaculture as a permitted use in Cape Pogue.
- The revised site plan of Katama Farm submitted by TTOR was approved.
- The agent reported on AT&Ts plan to tear down the large silo at Katama Farm and build another. The silo will be nonoperational and will be fabricated to look like the existing large silo.

Vincent made a motion to approve the minutes of the January 24th meeting. Province seconded the motion. Unanimously approved.

There being no further business, the meeting adjourned at approximately 6:15 p.m.

Approved: _____