

Minutes of a Conservation Commission Meeting – 4 January 2017

Members present: Jeff Carlson, Geoff Kontje, Peter Vincent – Chairman, Christina Brown, Stuart Lollis, Lil Province

Absent: Bob Avakian

Staff: Jane Varkonda, Lisa Morrison

NEW PUBLIC HEARINGS:

McCaslin NOI for construction of a sports barn, garage/office, view channel, and related site improvements, 63 Kanomika Road. Doug Hoehn was present for the applicant. Mr. Hoehn noted that there is one very wide view channel that exists on the property, which has been maintained over the years. The applicants would also like to relocate the driveway. The existing driveway will be abandoned.

Mr. Hoehn noted that the property was originally owned by Chamberlain and then sold to Stein. Site work was approved in the mid-80s and the house was built in the mid-90s. The view channel is located directly in front of main house.

Mr. Hoehn noted that some additional clearing will be needed for construction of the sports barn, however the area around the proposed garage is already mostly cleared. After some further discussion, Province made a motion to continue the hearing to the next meeting, January 18th, for site visit. Carlson seconded the motion. Unanimously approved.

Ludwig (Southern Pasture) NOI for the construction of new single-family residence, pool, and related site activities – 70 Pohogonot. Josh Kochin of Landscape and Pam Swan were present for the applicant. The proposed house will be located approximately 120 feet from the pond edge. All the proposed work will be in the local jurisdiction only. View channels are not part of this application.

Agent noted that no renderings of what the house or the pool house will look like from the pond have been submitted.

Brown and Vincent commented that the proposed house is located very close to the 100-foot line. Brown thought a larger construction zone would be needed and suggested that the applicant explore moving the house back.

Brown asked what kind of canopy exists on the property.

Vincent asked about the pool. Ms. Swan replied that the pool will be approximately 20-feet x 80-feet and will have a salt-based filter system.

Mr. Kochin said that a dry well will be installed to handle any overflow.

It was noted that the pool will be used for fire prevention as well.

Varkonda asked if any grading was proposed. Ms. Swan did not know.

Ms. Swan noted that only the middle section of the house is two-stories, the wings are single-story.

After some further discussion, Lollis moved to continue the hearing to the next meeting, January 18th, so that renderings of what the house will look like from the pond can be submitted and reviewed. The applicant was also instructed to submit photographs of the existing canopy. Carlson seconded the motion. Unanimously approved.

Brine. Request for a determination of applicability for selective cutting and pruning of vegetation to maintain the public view from Chappaquiddick Road. Mr. Brine said that the property is under a deed restriction and cannot be built on. It is bordered on one side by Sheriff's Meadow and by the Caleb's Beach Association on the other. Mr. Brine said that he would like to do the same kind of tree removal that both Sheriff's Meadow and the Association have done in order to open the view back up. He said that this would involve removing select Japanese black pines, pitch pines, cedars, and autumn olive.

Mr. Brine said that he plans to first remove some of the Japanese pines, then dead and dying cedars. The work will be primarily along the edge of road.

A letter from the Chappy Open Space Committee, in favor of the project, was read. in favor of the project. Roadside vistas preservation. Also on the Gardner property.

Dick Knight, Chappy resident, spoke in favor of the project and suggested that some additional clearing could be done on the town-owned Gardner property as well. He said that if nothing is done the beach area will turn into a woodland. He suggested that the Commission partner with Sheriff's Meadow and the Land Bank to get the work done.

Vincent suggested that a good hurricane was needed to inundate the property.

Kontje made a motion to approve a negative determination of applicability. Province seconded the motion. Unanimously approved. Conditions: no heavy equipment in the resource area, applicant to contact agent prior to commencing work.

Weedon. Request for determination of applicability to rebuild an existing storage shed, off Plantingfield Way. James Brohan was present for the applicant. The intent is to rebuild the shed to the same dimensions and in the same footprint. The shed will be built out of tongue and groove cedars shingles and have a red cedar shingled roof. There is currently no floor. Mr. Brohan will speak with the building inspector as to what kind of floor would be appropriate. Province made a motion to issue a negative determination of applicability. Kontje seconded the motion. Unanimously approved.

CONTINUATIONS:

Ludwig. Vegetation management plan, Southern Pasture, 70 Pohogonot Road. Proposal involves removing dead and dying trees in the 100 to 300 feet zone. The project has MESAs blessing. Brown asked what percentage of dead and dying will be removed? Kochin replied that they would like to remove the maximum of what is allowed. According to Mr. Kochin, Mass Natural Heritage says that removing the dead and dying trees improves the moth habitat.

The agent noted that dead and dying trees provide valuable habitat for certain species, among them the long-eared bat. She suggested that the site be reviewed by Biodiversity Works, or a similar organization, who can make a recommendation as to the percentage of dead and dying trees that should be removed.

Province made a motion to continue the hearing to January 18th. Carlson seconded the motion. Unanimously approved.

Ludwig - Three Otter Farm – 60 Pohogonot Road. Pam Swan and Josh Kochin were present for the applicants. The proposal involves a change to the landscape plan to allow for dog fencing. A report of the site visit was given. The fence will be 5-feet high and made of cedar and galvanized wire. Kontje seconded the motion. Vincent, Lollis, and Carlson voted in favor of the motion. Brown abstained. Motion carries.

Agent asked that a cross-section of the fence be submitted for the file.

Lurie. Remove existing pool, construct new pool and associated landscaping. Doug Hoehn was present for the applicant. Amy Eisenhorn of the Oyster-Watcha Association was present and told the board that the homeowner's association had approved the plan. Natural Heritage has also signed off on the proposal, as has the Planning Board.

Mr. Hoehn noted that the pool equipment was not enclosed as it is far away from any neighbors. A dry well is included in the plan.

The existing pool is 20-feet by 53-feet, the proposed pool would be 6-feet longer or 20-feet by 59-feet. It will have an ozone-based filtration system. The current pool fence is right at the zone 1 line, the proposed fence will be 6-feet within zone 1. Mr. Hoehn noted that the area is already open turf. Most of the landscaping will be on the inland side, except some water features and some native plantings.

Lollis made a motion to approve the project as presented, with the condition that no bluestone pavers be placed in the 100-foot zone. Province seconded the motion and voted to approve the order of conditions. Vincent and Brown also

voted to issue an order of conditions. Kontje was not in favor. Carlson abstained. Motion carries.

OTHER BUSINESS

Mr. Vincent made a motion to approve the minutes of the previous meeting, December 14th. Province seconded the motion. Unanimously approved. Chairman Vincent then signed the minutes on behalf of the board.

Correspondence: Notice from Schofield, Barbini & Hoehn re: board of health hearing on proposed Monahan denitrification system. No new bedrooms are proposed, the system is being upgraded to serve the existing 4-bedroom residence.

Notice from DEP of Rankow's application to redesignate the existing bulkhead as 'water dependent.' Comment period deadline is January 6th. Agent will bring the matter up with the Marine Advisory Committee at their next meeting and ask for an extension to the comment period.

There being no further business, the meeting adjourned at 6:30 p.m.

Approved: _____