

Minutes of a Conservation Commission Meeting – 26 July 2017

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

Absent: Geoffrey Kontje, Christina Brown

Staff: Jane Varkonda, Lisa Morrison

The commission voted to have only one meeting in the month of August – Wednesday, August 16th.

Public Hearings:

DELUNA continued at applicant's request

RONAN NOI to renovate main house and construct a swimming pool, South Water Street. Richard Barbini and Gerry Conover were present for the applicant. The proposal involves minor house modifications, relocation of the driveway, some regrading, and the construction of a retaining wall.

The applicant also plans to remove a rear exterior stair and relocate it to the side of the house. The proposal has been reviewed and approved by the HDC.

The applicant is proposing to construct a 22 ft x 13 ft shallow pool and a small pool cabana. Basically the applicant would like to extend the existing terrace and build a pool in it. The bottom of the pool will be at elevation 2. Pool equipment will be on east side of the house. No landscaping on west side of the house is proposed.

Pool is located within historic mean high water and will require a license from DEP Wetland and Waterways license.

A view easement exists down right side of property and Mr. Barbini said that the view will not be affected by the cabana.

The board was familiar with the site and had no concerns.

Avakian made a motion to issue an order of conditions. Province seconded the motion. Unanimously approved.

TURNER NOI to construct a new single-family residence and related site work, Slough Cove. Reid Silva was present for the applicant. The property is 9.8 acres – a little less than half of the property is within the flood zone. The proposed house will be outside of the Commission’s jurisdiction – it will be more than 100-feet from the limit of the flood zone.

Activities within the Commission’s jurisdiction include the driveway and trenching for utilities. The area where the house is proposed is already a cleared meadow.

Province made a motion to approve the location and installation of the driveway and the trenching for utilities. Carlson seconded the motion. Unanimously approved.

SHERIFF’S MEADOW [Province abstaining] Request for a determination of applicability for permission to allow the use of a tent for occasional events at the Sanctuary. Kristen Fauteux was present for the applicant.

Fauteux explained that the tent would be located in the local buffer zone only. She said the foundation would like to use it one or two times a year for cocktail receptions. She said all parking would be off the property and any port-a-potties would be outside of the 200-foot zone. No third party will use the tent. Tent will be no larger than 32-feet by 78-feet.

Avakian made a motion to issue a negative determination of applicability. Carlson seconded the motion. Unanimously approved. Condition: For the exclusive use by Sheriff’s Meadow Foundation

WOODBURN [Carlson abstaining] NOI to renovate boathouse, Tower Hill. George Sourati was present for the applicant. No foundation work is proposed. Applicant would just like to re-side the building, paint the trim, replace windows and doors, and upgrade the plumbing and electrical fixtures. There is one bathroom in the boathouse on pump a system. No increase in size or volume is proposed.

Province made a motion to approve the project as presented. Avakian seconded the motion. Unanimously approved subject to the following conditions: No machinery or heavy equipment in the resource area, no additional lighting other than that mandated by the building code without prior approval of the Commission, all materials to be stored in an upland location, preconstruction meeting with the agent to stage the project.

There being no further business, the meeting adjourned at 5:40 p.m.

Approved: _____