

## Minutes of a Conservation Commission Meeting - 14 October 2015

Members present: Christina Brown, Stuart Lollis, Peter Vincent – Chairman, Geoffrey Kontje, Lil Province

Absent: Bob Avakian, Jeff Carlson

Staff: Jane Varkonda, Lisa Morrison

**Reagan.** Request for an amendment to an order of conditions to construct garage, retaining wall, hot tub, and grade on property located off The Boulevard. George Sourati was present for the applicants, Lisa & John Reagan, who were also present. The proposal is to construct a retaining wall 34-feet from edge of wetlands and a garage 59-feet from wetlands. No work will occur outside of the retaining wall, except the maintenance of two previously approved view channels. The earlier application for LaCroix did not have the garage and the retaining wall – hence the development envelope – was much closer to the house. Mr. Reagan is proposing to use keystone blocks to construct the retaining wall. All the construction would be done by hand. The wall will be 30 inches at its highest point, tapering down to zero. Fill will be brought in behind the wall. No concrete is necessary. Mr. Reagan would also like to bring the grade up behind wall to 9 to 10 feet.

The lot itself is over 3 acres but only a small area is developable - 2/3rds of the lot is wetland. The proposed garage is 24 x 24 with storage above. It will be 24-feet high with unfinished storage above and no dormers. No plumbing is proposed in garage. The house is 26-feet high. Mr. Reagan explained that there is no basement in the house, so they have limited storage. Mr. Reagan did not think that the garage would be visible from the pond.

Heather Slayton, an abutter who lives at 290 the Boulevard, said she was concerned about the proximity of wetlands. Sourati noted that the proposed retaining wall is only 20-feet away from the deck. Lisa Reagan commented that the retaining wall was a requirement of original order; they only want to relocate 10-feet further away.

Mr. Sourati was asked how much fill would be brought in. He estimated that 100 cubic yards would be required, or ten dump trucks full. The agent pointed out that bringing in fill was not part of the original application.

The agent pointed out that the development area would be approximately 25% larger than original proposal. After some further discussion, it was agreed that Mr. Sourati would stake the site and the Commission would conduct an additional site visit. Ms. Brown suggested that Mr.

Sourati prepare a plan that superimposes the new plan over the old. Continued to next meeting, 28 October.

**Colvin.** Request for determination to construct garage and landscape, Manaca Hill. Stuart Lollis, Lil Province abstaining. As there was no quorum, the board voted to continue the hearing until 28 October and conduct a site visit on 21 October. Bruce MacNelly, architect, was present and he agreed to do a mock up of the ridge line for the site visit.

**AKACMV LLC.** Construct garage with living space above, pool, hot tub, pool house and shed for pool equipment, and landscape – including additional bluestone pathways and patio. All the work is in Zone 2 of the Ponds District. No additional view channels are proposed.

Mr. Silva thought that the Boldwater Architectural Review was in progress. Continued to the next meeting, October 28<sup>th</sup> for a site visit.

#### CONTINUATIONS:

**Freedberg.** Additions to existing residence and associated site work, Beach Road. Chris Alley was present for the applicant, Paul Freedberg, who was also in attendance. Additions include a screen porch that will connect the existing garage to the house and a new wing on the east side of the property. The shore-zone line goes through the garage. The existing deck will be expanded and a new patio created. There will be a small mudroom/laundry room off the breezeway. Septic was replaced three years ago; only the tank will be relocated.

Also proposed is a 20 x 30 concrete pad with a roof and one wall to be used for boat storage. Mr. Alley explained that it is essentially a pavilion that is open on three sides.

Kontje asked if the lot had been filled in the past. Mr. Alley said that there was nothing to indicated this during the soil testing. The lot is 5.16 acres. Brown asked how much of the lot is wetlands. Alley replied an area 600-feet by 400-feet. Province noted that the property is in very good condition. Alley commented that the building area is above 100-year flood line except for a on the eastern edge.

Mr. Alley noted that a siltation barrier on the west side had been included on the site plan. The agent noted that a small area of lawn encroaches into the wetland near the salt marsh. She recommended that the applicant stop mowing that strip.

After some further discussion, Province made a motion to approve the project with the standard conditions. Lollis seconded the motion. Unanimously approved.

**Welch Holdings.** Construction of boardwalk and kayak rack, Edgartown Bay Road, George Sourati representing applicant. There is currently a footpath down to Katama Bay. The

applicants are proposing to construct an elevated walkway. They would also like to create a kayak adjacent to boardwalk.

The agent suggested that the stone steps in the existing path should probably stay as they would have less impact. She suggested that the applicant keep the footpath up to the beach grass and then have a boardwalk at ground level and then step it up to cross the salt marsh. Vincent asked if the kayak rack would be visible from the beach. The agent said that it would be visible. Mr. Sourati agreed to withdraw the kayak from the proposal. After some further discussion, the board voted to issue the order with the above conditions. No order will be issued until the revised plan has been submitted. Unanimously approved.

#### OTHER BUSINESS

**Open Space Plan.** Bill Veno from MVC was present to discuss updating the town's Open Space Plan. He noted that the original plan was done in the 70s, updated by William Marks in 1987, and then in 2000 by Paul Foley. Veno said that the plan was still needed in order to obtain certain grants from the state.

In order to do the update, several sections need to be worked on. Certain sections, such as the atlas of existing open space can be easily done. However input is needed from the town and the community to prioritize goals for the new plan. Mr. Veno suggested that a subcommittee be appointed to review the portions of the plan that need updating. Geoff Kontje and Peter Vincent both volunteered to be on the subcommittee and to draft additional members from other interested boards, such as the Planning Board, Selectmen, and Marine Advisory Committee. Subcommittee will plan to start meeting in November

**Priore.** Doug Best was present for the applicant. Commission conducted a site visit to view a violation of the order of conditions. Applicant cleared up to and into the wetlands. Mr. Best noted that the site plan was revised subsequent to meetings with the Planning Board: the size of the court was reduced and a green belt was included adjacent to the resource area.

Mr. Best said that when he became aware of the violation, he met with the agent and hired Kristen Reimann to develop a remediation plan. Doug Cooper mapped the exact location of wetlands on the property. The applicant is asking for approval to replant area with wetland species, maintain 10-foot buffer to be planted with little bluestem, and eradicate the Japanese knotweed. Province noted that it is too late in the season to plant little bluestem.

The agent suggested that the shrubs could be planted now. She said that the knotweed could also be removed in the fall. Additional plantings should be done in the spring. The board voted unanimously to have the agent issue a restoration order.

**Muskaday Farm.** Vincent reported that there has been no positive response to letters from the Land Bank to a neighbor who has repeatedly made incursions into the property owned by the town and the Land Bank. The neighbor has not removed the illegal deck or stopped cutting in the area. The Land Bank is asking to involve town counsel. The board voted unanimously to allow the Land Bank to pursue legal action through town counsel.

**Jackson Property.** The agent reported that she has had some preliminary discussions with the family about the possibility of acquiring property adjacent to the town landing. The property connects to Sheriff's Meadow and would allow the town to acquire an additional boat launching area with expanded parking. The agent said that the family has not yet determined what they plan on doing with the property and are not ready to pursue any negotiations at this time.

There being no further business, the meeting adjourned at 6:40 p.m.

Approved: \_\_\_\_\_