

Minutes of a Conservation Commission Meeting – 16 December 2015

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

Absent: Geoff Kontje

Staff: Lisa Morrison, Jane Varkonda

Public Hearings:

McCARGO NOI for the licensing and maintenance of a seasonal float & spile, Green Hollow. Continued to the next meeting 6 January 2016 for advertising.

HARMON NOI for the licensing and maintenance of a groin, pier, and pier extension. Continued to the next meeting, 6 January 2016, for advertising. Agent to speak to shellfish constable regarding the presence of eel grass in the area. Additional plans were submitted showing the specs for personal watercraft lifts. Marine Advisory Committee report to be submitted.

NAFTULIN NOI for the replacement of a timber bulkhead with a stone revetment, North Neck. Continued to 6 January 2016 for site visit and advertising.

Continuations:

PURVIS NOI for pool and pool house/equipment shed, Swan Neck. A revised pool profile was submitted. Pool drainage will be directed to a drywell located upland from the pool. There will be a relief valve, rather than a drain at the bottom of the pool. Pool will use a salt purification system.

Stones have been removed from the path, as directed.

After a brief discussion, the board voted unanimously to issue an order of conditions.

REAGAN NOI to construct and retaining wall. The garage plan has been revised from a two-car 24 x 24 to a one-car 16 x 24. The swim spa has been deleted from the application.

Agent noted that the order of conditions for the landscaping plan and view channels is still valid under the permit extension act.

The Reagans said that they have proposed to create an easement across the left side of their property for access to Felix Neck. The easement would be 8 to 10 feet wide and may need to have a small footbridge.

The Reagans would like to locate the retaining wall – mandated on the original order of conditions to LaCroix - further from house than shown on the original, approved plan.

The agent submitted photographs showing unauthorized cutting in the view channels. The understory was cut more than permitted. Mrs. Reagan said that there was a misunderstanding after the agent visited the site.

Avakian commented that so many trees had been flagged on site for cutting. He said that the work should be done in stages so that the site won't look like two roadways had been cut through it.

Carlson said that he had a problem with the new proposal. He said that the original permit had a limited building envelope. He wanted to know what has changed on the property to allow for the expansion of that original development envelope. He noted that it is a very sensitive lot.

Mr. Reagan said that the garage is almost a necessity as the house has neither a basement nor an attic. He commented that the property is 3 acres and the garage would be located a good distance away from the wetlands.

The garage would be 1 ½ stories and 17 feet to the peak. The house is 24 feet to the roof peak. The garage has been moved 8 feet closer to the house.

There was some discussion about the location of the wall. Mr. Reagan noted that the wall on the south side is almost back to original location.

The agent said that she would like to see a restoration plan for the unauthorized clearing in the view channels.

After some further discussion, it was agreed to continue the hearing until the next meeting, 6 January, for a restoration plan and a revised site plan.

DARMAN Clearing for view channels. 9 & 11 Jacob's Neck. Approval letter from the Boldwater ARC was submitted. Max Maxwell, caretaker, was present for the applicant.

9 Jacob's Neck is the former Halaby property. Some clearing of the understory has taken place outside the permitted channel. The paths and the platform need to be included in the request as well. The vegetation should be allowed to grow around the platform to shield it from the vista from the pond. working with Jane – replant certain areas,

11 Jacob's Neck was granted three view channels many years ago. Some of these views were designed to be from the second floor of the residence. One of the channels was the subject of an earlier restoration order and 14 oaks were planted. There has been some unauthorized cutting of the understory outside of the view channels on this lot as well.

After some further discussion, the board voted to permit two view channels only on 11 Jacob's Neck in order to minimize the view of the house from the pond. Applicant is to design a new plan for two view channels and includes restoration of the understory in the third view channel as well as in those areas outside the view channels.

There was some discussion about devising a new formula for view channels – especially in situations where the house is quite far from the water – to ensure that a certain amount of shoreline remains undisturbed.

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

Approved: _____