

Minutes of a Conservation Commission Meeting - 2 April 2014

Members present: Peter Vincent – Chairman, Stuart Lollis, Jeff Carlson, Edo Potter, Province

Staff: Morrison

Absent: Avakian, Brown

DUNROB NOI to install a swimming pool and related site activities, Dunham Road. Eric Boass, David Hobaica of Easton Pool & Spa, and Doug Hoehn were present for the applicant. Property belongs to Robert Day. The portion of the lot where the pool will be going is currently lawn; the entire perimeter of the lot is vegetated. The bottom of the pool will be at groundwater. They would like to raise the grade around the pool by a little more than a foot. The 18-foot by 40-foot pool will be no more than 4-foot deep and will have a bluestone patio around it. Also proposed are a pool shed and a 5-foot high fence. Site will need to be dewatered.

Diane Durawa, an abutter, was concerned that the culvert underneath the Day property- which is maintained by the town and drains water from a number of abutting properties - continue to be operational. The culvert drains a large wetland behind the Durawa property. The culvert is at least 70 years old and passes under Atwood circle and the Day property and exits at the marsh on the other side of Dunham Road. The exact location is not known, however Ms. Durawa believes that it runs along the edge of the property. The Commissioners said that they would make it a condition that if the culvert is damaged during construction of the pool, the applicant would be responsible for repairing it. The culvert is a couple of feet in diameter.

After some further discussion, Province moved to approve the project as presented. Lollis seconded the motion. Conditions: No water from the pool to be drained into the adjacent marsh – water to be trucked off-site if necessary, details of the filtration system to be submitted, if culvert is discovered in the current location of the pool applicant will submit a revised location, if culvert is damaged during installation of the pool, the applicant is will restore, replace, or repair the culver to working order.

WEEDON NOI to repair/expand bulkhead and revetment, Plantingfield Way. Jim Glavin representing applicant. Lot is adjacent to the Bitzer property. This lot is vacant. Lot sustained considerable erosion following Hurricane Sandy. The erosion is threatening the Bitzer's property. Several years ago the wooden bulkhead was armored with stone. The applicant would like to extend the wall to the next groin, which would bracket the seawall and take care of the end-effect erosion. They will also need to fill behind the existing bulkhead with sand and armor with stone. Continued to the next meeting, 16 April, for site visit.

SCHWARTZ NOI to construct dwelling, pool, and related - Forever Wild Way. Doug Hoehn and James Moffatt from Hutker Architects representing applicant. Lot is part of the Becky Wild subdivision. Hoehn

said that the principals are still working on the access plan. The proposal is for the construction of the house, accessory structure, and pool. The lot is flat and open. All work is behind the 100-foot zone. Doug Cooper is developing the wildlife inventory. A grandfathered 8 x 6 dock exists, which is currently used by the Great Pond dredge. The bulk of the lot is at elevation 11/12. Pool will be at the 12-foot elevation. High groundwater is at 5 (generous), actually found at 3.5. No view channels are proposed. The applicant is proposing a low stone wall around the house site; the interior will be raised slightly. Landscaping plan to follow. The only lawn proposed will be within the walled area. The remainder of the property will be native vegetation. The house is 26-feet from mean average grade. Barn is a story and a half. Pool will have a salt-based filtration system. Continued to April 16th for site visit.

CRACKATUXET A negative determination of applicability was issued for the installation of a new well point and the relocation of an existing shed.

WALSH Request to install a 72-foot seasonal pier with float. Richard Barbini representing applicant. Mr. Barbini noted that the Great Pond DCPC does allow for temporary seasonal floats. The 72-foot length is necessary because the ACOE likes to see 2.5 feet of clearance between the bottom of the float and low water. The pier would be constructed using pipe supports and fiberglass gratings, which allows for greater light penetration to the vegetation below. The agent pointed out in her notes that the Marine Advisory Committee's pier permitting guidelines do not allow for piers of any type in the Great Pond. The Commission has consistently denied the few requests that have been made [see Gore, Marquand, Kanter/Stein, and Pearl]. Potter thought it would be setting a dangerous precedent. Vincent agreed. Barbini withdrew the request. He said he thought the Commission should ask the Planning Board to revise that section of the DCPC.

There being no further business, the meeting adjourned at approximately 6 pm.

Approved: _____