

Minutes of a Conservation Commission Meeting – 21 May 2014

Members present: Peter Vincent – Chairman, Stuart Lollis, Bob Avakian\*, Christina Brown\*\*, Stuart Lollis, and Jeff Carlson

Absent: Edo Potter, Lil Province

Staff: Jane Varkonda, Lisa Morrison

HARMON. NOI to rebuild existing dwelling, pool, and related site activities, North Neck Road. Joanne Gosser representing applicant. Ashley Harmon was also present. Ms. Harmon introduced herself to the Commissioners and explained that she and her husband are long-time Vineyarders and that they are buying the property from Mrs. Harmon's aunt. Joanne Gosser gave a brief narrative of the project, noting that the pool has been withdrawn from the application. The existing cesspool will be replaced by a Title V septic system. Gosser said she was in the process of ascertaining whether or not the existing dock is licensed. The house will be on a crawlspace foundation, the porches on piers. After some further discussion, the Commission voted to continue the hearing until the next meeting, 4 June, and schedule a site visit.

\*\* Brown joins meeting.

SHERIFF'S MEADOW FOUNDATION. NOI to create a walking path and boardwalk at Little Beach. Kristen Fauteux and Adam Moore present for the Foundation. Attorney Rob McCarron was also present. Ms. Fauteux explained the project saying that the path would be approximately 100-feet and accessed off Gaines Way. The boardwalk will be approximately 200-feet and made from Eco-grate secured with helix piers. Boardwalk will be 4-feet wide. The Division of Marine Fisheries Natural Heritage & Endangered Species Program has signed off on the project. A letter from an abutter Thomas Melone was read. Mr. Melone cited Wetlands Act regulation 310CMR 10.32 and questioned whether or not Sheriff's Meadow owned the land.

Mr. Moore and Ms. Fauteux noted that elevated boardwalks over salt marshes are specifically exempted from the regulation cited. As far as Mr. Melone's assertion of ownership, Sheriff's Meadow was deeded the property 35 years ago and they have been actively using the property and conducting shorebird research for at least two decades.

Carlson made a motion to issue the order of conditions. Lollis seconded the motion. Unanimously approved. Condition: Applicant is to submit a cross-section of the boardwalk.

CLARK REALTY TRUST. NOI for addition, pool & pool house, The Boulevard. Richard Barbini present for the applicant. Ted Rosbeck, owner, also present. Barbini explained that this lot had been before the Commission when this lot was a separate lot – it has since been merged with the main house lot. The applicants have an order of conditions to construct a 2000+ s.f. house on the lot. After discussion with the Board of Health, the applicant decided to merge the lots, add a one-bedroom addition to the main house and construct a pool house and pool on this lot. The prior approval was for five bedrooms on the two lots, with the possibility of activating a sixth bedroom after 5 years of monitoring the advanced-treatment septic system. The 6-bedroom septic system has been installed and is up and running. The applicant is also applying for approval of the landscape plan.

There were a number of abutters present who had concerns. Letters from Shirley Craig and Charles Carlson were read. Both were concerned about the effect on Sengekontacket Pond from this development and felt that a swimming pool was out of character with the Boulevard neighborhood.

Christina Miller was concerned about the pool chemicals finding their way into the adjacent wetlands. Olga Church thought that the pool would be too visible and impinge on the rural nature of the area.

Mr. Rosbeck responded that the pool will be completely screened from the road. After some further discussion, the Commission voted to continue the hearing to 4 June and schedule a site visit.

SCHAEFER – postponed – no representation

BARRIS Repair and improve existing timber retaining wall, replace a portion of old carpeted railroad-tie steps with stone, remove cantilevered deck and replace with stone terrace and fire pit, and remove invasive vegetation on the bank – off Dunham Road. The area under the existing deck has pretty much eroded away. The applicant would like to fill the eroded portion and create a stone patio with plantings. They will also rebuild the eroding retaining wall using Timbersil – southern yellow pine infused with glass. They will remove the rotted portions board by board to ensure that the bank does not collapse. The applicant's agent will supply a narrative detailing the removal process and the equipment that will be needed. They also hope to manage the vegetation on the bank. The proposal involves repeated cutting of the bittersweet and planting with rosa rugosa, clethra and other desirable vegetation. The root systems will be left in tact so as not to destabilize the bank. This will be an on-going project. According to the agent, Mr. Donaroma has been in contact with Randy Jardin of the tribe to ensure that any artifacts are protected. Carlson made a motion to approve the project as presented. Lollis seconded the motion. Unanimously approved.

WRIGLEY Request for a determination of applicability to upgrade electric service from Acushnet Avenue to the boathouse and then to the pier. Cable will be installed by directional drilling, which will require the excavation of a 4-foot hole. The Wrigley's caretaker Pat Hye said that the top of the bank has recently been landscaped, and he will make sure that the project causes no disturbance. The marine pedestal will be hidden behind one of the pier posts. Condition: Lights on the pedestal are to be deactivated as they do not meet the Commission's requirement that all lights on piers be fully shielded to shine only downwards. Unanimously approved.

SCHIFTER George Sourati was present to discuss the new grading plan, update the Commission on the replanting and the condition of the hydromulch. A soil sample was sent for testing. Based on the results of the sample, it is not anticipated that any adverse effects would result from incorporating the hydromulch into the existing soils. There was nothing in the composition of the material, which is primarily wood fiber, that would cause concern and the permeability rate of the soil with the incorporated material was still found to be very high. Carlson agreed that with two-direction rototilling the material should be broken down sufficiently not to cause problems. Vincent pointed out that top soil will be placed on top of the rototilled areas.

Carlson had been out to the site recently, and was very concerned that the house was so visible from the water. It seemed to loom over the area. The grading plan that Sourati is proposing is significantly different from what was approved – in some places it is 8-feet lower. Carlson thought that the site should be made to conform to the prior approved plan.

\* Avakian leaves meeting

Sourati said that there is not enough material on site to raise the grade that much. He said that it is more important to make sure that the bluff doesn't erode should the ground freeze again and funnel the water into gullies at the bluff. He is proposing to use the available soils to build up the bank so that there is a slope from the bank inland.

Carlson said that he understood Sourati's point, but said that he believed the site should be made to conform to the prior approved plan. Brown agreed, saying that the Commission is under a lot of scrutiny from the public. She noted that the plan had been engineered by Sourati, and asked what had gone wrong. Sourati said that certain events could not be anticipated. After some further discussion, it was agreed that Sourati should develop a plan to bring the property into compliance with the earlier plan. The Commission agreed to hold a special meeting on Wednesday, May 28<sup>th</sup> at noon to review the plan.

There being no further business, the meeting was adjourned at approximately 7:10 p.m.

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

