

Minutes of a Conservation Commission Meeting - 29 October 2014

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

Absent: Edo Potter

Staff: Lisa Morrison, Jane Varkonda

MV LAND BANK *continuation* Meadow restoration, trails & boardwalks over salt marsh, Tom's Neck Farm [PV abstaining] Matthew Dix, Land Bank property manager, was present. A brief report of the site visit was given. Dix reminded the commissioners that the beach would be accessible to public only during the off-season. Of primary concern to the commissioners was the 780-feet of permanent raised boardwalk over the salt marsh. Dix noted that the boardwalk would be installed using a pin-foundation system - nothing would be driven into the marsh – the support posts will rest on the ground. Grasses will be able to grow beneath the boardwalk, which will be 18- inches off the ground. The boardwalk will be low profile, have no railings, and not be too visible as grasses on either side will be higher than the boardwalk.

Five acres of field restoration is also proposed: there is an overgrown pasture full of cherries and honeysuckles, and some small oaks that will be removed. Dix said that NHESP is very excited that they are opening up the habitat to rare species by controlling invasives with seasonal mowing.

In addition to the boardwalks, a six-foot wide walking trail is also proposed. This trail would provide limited vehicle access for Land Bank maintenance vehicles. There will be no public parking on site. An agreement has been reached with the Trustee's, who will allow parking at the Mytoi preserve, ¼-mile away.

Norman Rankow, who was sitting in the audience, asked why no parking could be provided. Dix said that negotiations with the owners for on-site parking were unsuccessful. Province made a motion to approve the project.

Brown said that she had serious concerns about the impact on the marsh, and that she was reluctant to approve the project. Dix replied that he believes the design is ecologically sensitive, noting that the marsh will be penetrated only by one inch, Penetration of marsh by only one-inch, every 12-feet. Dix said that building access over the maritime scrubland would require the removal and disturbance of more vegetation.

Brown commented that wildlife gets really upset by human incursions.

Dix commented that this deal is preventing the creation of four building lots. In order for the Land Bank to move forward with the proposal, there needs to be full public access on the property. Dix said that he is not sure that the Land Bank board would be willing to purchase the property with limited public access.

Carlson said he agreed with Brown regarding the boardwalk. He said he also thought there was an issue of precedence to consider as the Commission recently denied two boardwalks in the same vicinity. He said that although this boardwalk would have the important component of public access, he said he sees the project more as open space than public access. He noted that there is no parking and that certain trails would only be open to the public in the off-season. He said that mosquitoes are also a concern for the public. He said that he is completely in favor of the habitat management component of the project.

Brown suggested that Dix return to the Land Bank with the Commission's comments. Dix replied that the Chappy Open Space Committee has been diligently working on this project as well.

Province then rescinded her motion.

Carlson made a motion to deny the project as presented. Brown seconded the motion. Avakian, Lollis, and Province also voted to deny the project. Unanimously denied.

FOLLIARD *continuation* Addendum to order of conditions to construct a garage with apartment above off South Water Street. Norman Rankow present for the applicants. A cross-section of the steel beam foundation was submitted. Rankow reminded the board that the intent is to elevate the structure off the ground. Rankow said that a wall will be built from the edge of old garage to edge of old foundation. The beams will rest on this wall and on the existing wall on the opposite property line. An arborist will be on-site during construction. The two helical piers will be hand dug, and their location can be modified if tree roots are encountered.

Half of the old garage foundation will be removed, but they are proposing to keep some of the bricked area for the town to use as sidewalk. Rankow said that there will be a 680 s.f. net gain in unsurfaced area.

All agreed that rain water should be used instead of town water. Town water is sterile and contains some chlorine. Carlson was in favor of a simple gutter system to distribute

rain rather than an irrigation system. Carlson said he thought it was important that some additional land would be opened up.

Brown noted that no one can give any guarantees.

Also discussed was the proposal to provide power to the dock. Rankow agreed to remove any light from the marine pedestal and use only down lights on the spiles to light the pier. Rankow will supply a cut sheet on the fixtures to be used. A final landscape plan will be submitted that will include all outdoor lighting.

After some further discussion, Carlson made a motion to approve the project with conditions. Avakian seconded the motion. Unanimously approved. Conditions to include: no irrigation system, proposal for a rainwater gutter system to be submitted, landscaping and lighting plan to be submitted, applicant to retain Bartlett arborist and an arborist must be on-site during construction, applicant to submit on-going reports on the condition of the tree and details on the air-spading and fertilization protocols, piers to be dug by hand under arborist supervision. Applicant will notify the tree warden when work is being done on the site and the town will have its own arborist present as well.

EBERSTADT *continuation* NOI to install a coir-log system and plantings for shoreline protection. Reid Silva present for the applicant. Silva proposed doing the project in phases. They would begin the installation in areas where the erosion is most severe and not disturb the areas where the vegetation is stable. The coir logs would be planted right away. The subsequent phases would begin after consultation with the Commission.

There was some discussion regarding the proposed 36-inch high drift fence, which was explained as a heavy-duty type of snow fencing.

Silva acknowledged that the applicants may have to move the house eventually. The applicant would like to nourish the area right away. The applicants have an existing order of conditions for beach nourishment that will likely need to be amended to reflect the new conditions.

Province made a motion to approve the project as presented. Avakian seconded the motion. Unanimously approved with conditions.

OTHER BUSINESS The commissioners accepted, with regret, Edo Potter's letter of resignation and voted to forward to the Selectmen her recommendation that Geoffrey Kontje of Chappaquiddick be appointed to fill her seat.

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

Approved: _____