

## Minutes of a Conservation Commission Meeting – 12 November 2014

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

Absent: Edo Potter

KIRN construct stone wall, grade – Tuthill Lane. Richard Barbini representing applicant. Wall will be 18-inches at its highest point and will taper down to zero. One side of the wall will be graded to match the existing topography. There is lawn on both sides of the wall. The purpose of the wall is primarily for aesthetics. Avakian made a motion to approve the project as presented. Brown seconded the motion. Unanimously approved. Conditions to include: prompt replanting with native grass species to be approved by agent, no herbicides, maximum 18-inches of fill to be brought in, heavy equipment limited to bobcat.

HOULAHAN 200-foot pier and 4 tie-spiles, 150-foot pier with 4 tie-spiles. Doug Hoehn representing applicant. Marine Advisory Committee has approved both projects.

The immediate abutter to the north, Danziger, has written a letter of approval. (Property to the south is for sale.)

Lot 1 has an existing wooden walkway to the pier location. Lot 5 does not need a walkway; there is a path to the pier along the property line.

In the 1990s the MVC approved a 5-lot subdivision. Restrictions on piers and walkways were recently removed from the decision. Conservation agent asked that a revised plan be submitted indicating that the path goes along the beach, not through the wetland. Avakian made a motion to approve the project as presented. Carlson seconded the motion. Conditions to include: limited to 4 lights, no lights on the marine pedestal, all fixtures fully shielded so as to shine only downwards. If trenching for water and electricity are needed, plan to be submitted for approval.

Land Bank – Tom's Neck Farm. [Vincent abstained and left the meeting] Julie Russell gave a brief presentation in advance of a formal filing of a new notice of intent. Ms. Russell explained that the Land Bank is trying to purchase the property and the closing date is December 7<sup>th</sup>. The Land Bank will not go forward with the purchase without an Order of Conditions. The Commission denied the previous application, which called for extensive raised boardwalks in the salt marsh.

The Land Bank has come up with a new plan that includes a trail through the shrub swamp wherever possible. Ms. Russell explained that some of the access points are very tight. The trail will require some cutting, but will have a lower visual impact than the boardwalks.

The purchase of this property would extend the trail system on Chappy. The Commission had some concerns about the value of the property to the public. Ms. Russell explained that the property does have very high ecological value and commented that it would be very sad to see it developed. The property could be sold off as four separate building lots.

The formal hearing of the new notice of intent will be December 3<sup>rd</sup>. Province commented that she thought this was an improved option.

There being no further business meeting adjourned 6:07 pm.

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