

Minutes of a Conservation Commission Meeting - 13 March 2013

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

Absent: Bob Avakian

Staff: Jane Varkonda, Lisa Morrison

Public Hearings:

KERNOCHAN Golf Club Road. Jim Glavin of DECA representing applicant. The project involves the repair and expansion of a seawall. The wall was built several years ago and sustained some damage from hurricane Sandy. A wooden bulkhead on the property was completely destroyed. The applicant would like to extend the stone wall across the rest of the property.

House built post 1978, per Jim Glavin. Vincent asked about the possibility of downshore erosion from the seawall. Mr. Glavin said that the property is bounded by groins on both sides of the property, perpendicular to the shoreline. Mr. Glavin said that what goes on between the groins shouldn't have any effect on abutting properties. Province made a motion to continue the hearing for a site visit. Potter seconded the motion, unanimously approved.

PETERSON [Province abstaining] Trapps Pond. Adam Hayes representing applicant. Request for determination to construct a 16 x 32 storage shed. A report of the site visit was given and new plans were submitted showing the shed in a new location, further away from the pond. The shed will be 70-feet closer to the main road than before. Mr. Hayes said that perhaps 6 trees will need to be removed. Brown was concerned that the shed not be used on a regular basis to take bikes back and forth. She said she thought increased vehicle traffic could be an issue so close to the pond. Mr. Hayes said that the building will not be served by a driveway and will be used for long-term storage. The building will have no utilities or water. Carlson made a motion to issue a negative determination with conditions.

SCHIFTER - George Sourati of Sourati Engineering, Joe Jakubik of International Chimney Corporation, Dave Geisser of Briggs Engineering, Phil Regan of Hutker Architects, Kris Horiuchi of Horiuchi-Solien, Peter Rosen – consultant, and Sterling Wall – consultant, were all present for the applicant.

Mr. Sourati began by showing plans of what currently exists on the site, and what it will look like when the project is finished. Mr. Sourati also presented the excavation plan

and the soil storage plan. He noted that Natural Heritage has approved the project.

Sourati said that since the Planning Board Hearing last tuesday, plans for trucking and storing the excavated soil off-site have changed. There will no longer be 2000 round trips.

Mr. Sourati told the board that the top of the bank is now 25-feet from the pool enclosure. He said that the applicant does not have much time. He said that Packer's barge is in Maryland to bring up the equipment. The equipment is expected to arrive on Chappaquiddick during the first in April. Sourati said that the moving of the houses is expected to take four months. Sourati noted that the foundation of the guesthouse will not be moved: it will go to Goodales.

Sourati said that NETCO is currently repairing those envelopes damaged during the recent nor'easter.

Mr. Sourati said that ultimately there will be an excess of fill on the site. He said that holes left by the excavated foundations will be filled within 48 hrs. The holes will be backfilled with fill from the site and compacted. All the fill will come from the site itself. The grade will be lowered on the Leland House and also behind the Schifter house in preparation for moving.

Sourati then introduced the completion plan. The Leland parcel will have one structure; and the Schifter parcel three buildings - all as before. The Leland house will be moved downhill and the east wing will be removed.

The existing Leland driveway will now serve the Schifter residence, and a new driveway will be created for the relocated Leland house.

The new Schifter house will be 275 from the bluff. Vincent asked if Mr. Schifter will face this same erosion scenario in the future. Mr. Sourati replied that Mr. Schifter is comfortable that this is the best plan. Sourati noted that there are signs that the erosion could be abating somewhat.

In addition to the moving of the three structures, there will also be a new septic system installed and the relocation of two well and the underground utilities.

There was some discussion of the proposed grading plan. The Leland house is currently at elevation 39. The grade at the Schifter house will be lowered by about three feet, from 36 to 33 to minimize the height of house. The house is 29 1/2 feet high, and will remain 29 1/2 feet high. Horiuchi explained that Mr. Schifter did not want to use retaining walls, and he doesn't want house to loom over the landscape.

Vincent asked if lowering the grade would not increase the likelihood of storm damage.

Mr. Sourati then addressed the storage area that will be used for stockpiling the

excavated soils. He said that .68 acres of clearing will be required and the pile could be as high as 40 feet. Natural Heritage has signed off on the excavation plan. Mr. Sourati commented that there was a good deal of concern expressed at a recent Planning Board meeting about the number of truck trips proposed for storing the soils off-site. Consequently, the plans were revised and the intent now is to keep as much of the soil as possible on site. The topsoil will be stored off-site, as will those native trees and plants that can be kept for transplanting. Sourati estimated that approximately 5800 cubic yards will need to be disposed of, some of which could be used for beach nourishment. Mr. Sourati estimated that 5800 cu. yds. would amount to 290 dumptruck-loads. They are currently planning to use two off-site disposal sites: the Land Bank former gravel pit and the Jeffers property.

Kris Horiuchi presented the new landscape concept plan. She said Mr. Schifter is committed to restoring the property and having it look as much as possible as it does now. He would like to preserve as many of the trees as possible, many of which he planted. The larger trees in the work area will not transplant well and will need to be cut down. The hope is that the structures will be in place by the end of summer and the landscaping can begin in the fall and continue into spring of 2014.

It was noted that the coir envelopes are to be removed prior to final landscaping, when the excavation holes are filled and compacted.

Carlson asked Mr. Jakubik if the areas couldn't be filled as the excavation proceeded, rather than stockpiling all the soils. Mr. Jakubik says that they will be filling and compacting as they go along whenever possible. However, in the initial stages, the crew will need a minimum of 20-feet of level ground as a work area around the Schifter house. When it comes time to install the steel beams they will need 50-feet in one area and 80-feet in the other.

Mr. Vincent asked what kind of guarantee Mr. Schifter would provide to the town if the project is not completed. He said that the town needs assurance that funds are available to clean up the site. Schifter will need to work with town counsel to determine a suitable bond.

Mr. Jakubik said that front-end loaders will be used to move excavated materials from the site to the storage area. He estimated that 38,000 cubic yards of material will need to be moved. The piles will be tarped and staked to prevent erosion. Mr. Sourati noted that the excavation and compaction of soils are all covered in the proposals from International Chimney Corporation and Briggs Engineering (see file).

Kris Horiuchi noted that she had designed the original landscape plan for Mr. Schifter. She explained that they intend to harvest the most valuable part of the little bluestem meadow, which is the soil itself. They will stockpile, off-site, the top six inches of soil. They also plan to store upwards of 1000 individual plants, including cedars and pitch pines.

Mr. Jakubik said that more compaction will be done in areas below the 100-year-flood zone, where compaction is most crucial. Any area with an elevation below 12 will get 95% compaction. They plan to use a 400 to 500 lb compacter within 50 feet of the bank/slope. Field testing of the backfill and compaction will be tested with a nuclear densometer. [See Briggs Engineering report dated 3/13/13]. David Geisser of Briggs, noted that it is crucial to keep the soils dry before attempting to compact them.

Vincent asked what kind of coordination has occurred with the tribe. Mr. Sourati said that Mr. Schifter plans to fully cooperate with the tribe, but that the tribe has not contacted Mr. Schifter or Sourati's office before today.

Vincent then opened the hearing for public comment.

Stephen Jones, a resident of Chappy, submitted a letter dated 3/13/13. He noted that the sand bags at the Schifter site have made a *de facto* jetty.

Woody Filley asked what plans were being made to secure the site before the holes are filled. Mr. Sourati said that the entire site will be circled with a chain link fence and separate fences will be erected around the holes.

Phil Regan of Hutker Architects made a presentation assessing the overall height and visual impact of the relocated structures. Several computer-generated studies of the buildings were submitted and discussed. Mr. Regan said that he doubted if the buildings would be visible from the roadway. He commented that the majority of trees that provide screening are on TTOR property.

Brown commented that the computer-generated photo does not show trees in front of the relocated Schifter house. Ms. Horiuchi said that there will be trees in front of the finished house. Mr. Regan said that the trees in front of the house were omitted for clarity, the purpose of the photo was to illustrate that the house will sit below the tree line.

Mr. Filley commented that this is a very large and complex project. He wondered if the board had considered asking Mr. Schifter to fund an on-site monitor to protect the town's interests. He also asked if anyone had determined how long it will take the bank to erode to the new location. Mr. Sourati commented that no one can really predict what will happen or how quickly.

Randy Jardin reiterated that the site is likely an important one, archeologically. He said that the tribe will want to strip the site in order to look for burial sites.

Chris Kennedy of TTOR, said he is feeling much better about the siting of the house and is glad to hear of the reduction of truck traffic from 2000 trips to 300. He said he would like to meet with Mr. Sourati to come up with ways to mitigate the effect of trucks on the road. All in all, he said he applauded the cooperation from Mr. Schifter's team.

Will Geresy, a Chappy resident, said he was concerned about the overall impact on traffic and roadways. He noted that Pocha Road extension is totally unimproved and barely wide enough for one car. Sourati commented that many of these questions will be addressed at the Planning Board meeting on March 19th. Mr. Sourati said that this project is not that much different from any large house construction project on Chappaquiddick. He said that they are working towards minimizing the traffic as much as possible.

All underground utilities will be removed nothing and nothing will remain buried. Septic *****system will be removed as well.

Mr. Jakubik outlined how the steel beams will be off-loaded at the bulkhead north of the Chappy ferry house sometime during the first week of April. The beams will then be loaded onto a semi and trucked to the site.

Sourati submitted a cross-section of the main house foundation. Mr. Jakubik explained that the foundation will be cut in half to facilitate the move. The agent asked why it was necessary to take the whole foundation. Mr. Sourati said that removing the remaining foundation would necessitate 130 trips just to dispose of the concrete and it may have too much steel in it to go to Goodale's. In addition, the basement has all the utilities and the theatre and bowling alley.

Carlson asked how large the house is. Mr. Sourati said it was 8,800 s.f., excluding the basement.

Brown asked if there will be a problem restoring the same soil profile. Mr. Geisser said that the soils are very similar, so restoration of the profile should not be necessary.

Mr. Cavallo asked the depth to groundwater. Mr. Sourati said groundwater was at 2.5. The bottom of the basement is at elevation 10.

Vincent asked for details of the guesthouse move. Sourati noted that the foundation of the guesthouse is not being moved. He outlined the area that needed to be cleared in order to move the guesthouse.

Vincent said that before approving the project he would need details of the bond agreement and assurance that there will be a project manager on site.

Ms. Horiuchi said that Mr. Schifter has hired a project manager.

Vincent asked what the current thinking was as to when the breach might close. Peter Rosen discussed the probabilities of what might happen in the future, but acknowledged that Mr. Schifter is taking a chance and the move may only last three or four years.

David Geisser of Briggs addressed the stockpiling issues and how they plan to keep the material dry and stable.

After some further discussion, it was agreed to continue the hearing to a special meeting scheduled for 1:00 p.m. on Monday, March 18th. The agent will work with Mr. Sourati to develop a list of additional information needed for that meeting.



Sourati then asked the board for permission to add some new envelopes to the coir system as per revised plan dated 3/13/13. TTOR is in agreement with the plan. Province made a motion to allow approve the new maintenance. Carlson seconded. Unanimously approved.

Meeting adjourned at 8:15 p.m.

Approved: _____