

Minutes of a Conservation Commission Meeting - 1 May 2013

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

Absent: Edo Potter, Bob Avakian

Staff: Jane Varkonda, Lisa Morrison

PUBLIC HEARINGS:

Saltzman. Maintain existing view channels & path, King Point. Doug Hoehn present for the applicant. Kris Horiuchi, the landscape architect, was unable to attend. Caleb Nicholson and J T Maher of Contemporary Landscapes were also present. Mr. Hoehn explained that the house and pool are already built under a prior filing under the bylaw only. The view channels and paths are under the state jurisdiction so a new filing was made. Brown asked how wide the paths were. Mr. Hoehn said that the preexisting paths vary in width between 2- and 4-feet. The agent noted that the boundary between this property and Sheriff's Meadow needs to be staked. After some further discussion, it was agreed that the agent will meet with the landscape contractor on site to determine the pruning of the view channels and the understory. Trails may be mown to existing widths, but no wider. There was some discussion about poison ivy. Mr. Saltzman is quite allergic. It was agreed that for now, mowing and liming will be tried as a means of controlling the poison ivy. If that is unsuccessful, the applicant may return with a plan for herbicide application. The possibility of installing boardwalks was also mentioned. Existing meadow may be mowed twice a year. Unanimously approved.

Breier. Site improvements, including wading pool, South Water Street. Doug Hoehn and Patrick Ahearn were present. Former Newhouse property. Property has an existing graveyard. Proposal involves renovating an existing shed - no change in footprint, and adding a dry-laid stone patio next to it. Doug Cooper has determined wetlands boundaries and they are on the plan. Top of pool will be at elevation 16. Bottom of pool will be at elevation 11. Groundwater is at elevation 3. Patio will be set in stone dust. Proposed pool will be 12-feet x 22-feet, approximately the same linear dimension as the porch. Mr. Ahearn noted that the proposal had been unanimously approved by the Historic District Commission. Vincent noted that a portion of the terrace appears to be in the wetland. Ahearn said that the terrace could be redesigned so that it is out of the wetland.

After some further discussion, it was agreed to continue the hearing to the next meeting, May 15th in order to conduct a site visit. Patio will be staked prior to the site visit.

Bryan. 640-foot elevated walkway over marsh, Pocha Road. Richard Barbini representing applicant. Former Cressy property. Proposal calls for a form of construction that involves 4 x 4 posts, which are supported with 1-inch pipes. The posts will rest on the ground, only the pipes

will be buried. Fiberglass decking is proposed. There is no beach on the property. The intent of the boardwalk is to allow access for kayaks. The existing trail ends right at the landward edge of the marsh.

Helical anchors not required in this type of construction and there is much less damage to the marsh with this system. The bottom of the decking would be 18-inches above marsh. Agent was not sure that was high enough. Continued to the next meeting for site visit.

Ryan. Relocate path, construct beach stairs, Pocha Road. Dick Barbini representing applicant. Property is near Dow's Pond. Path has been around for a long time; however a portion of it is on the neighbors' property. Also proposed is a small set of beach stairs: the bank is not very high, but the stairs will protect it from damage. The applicants will allow the existing path to grow back in. Path will be maintained by mowing, no surfacing is proposed. Unanimously approved: No herbicides, between 3- and 4-feet wide, may be mowed once a year.

CONTINUATIONSS

Abbrecht. A report of the site visit was given. Gary Maynard was present for the applicant. The proposal involves rebuilding a wall and attached beach shed & deck. There is no change in the footprint of the shed, and the expansion of the deck is just a minor squaring off. The applicant would also like to extend the existing walkway to the groin. Mr. Maynard said that all work will be done by hand; there will be no heavy equipment in the resource area. The rear stone wall of the shed is collapsing. Blocks will be brought in and filled with concrete and rebar. Mr. Maynard will submit a final, as-built plan. Province made a motion to approve the project as presented. Lollis seconded the motion. Unanimously approved.

3 Otters (Job's Neck Farm). Joanne Gosser and Tom Wallace were present for the applicant. A report of the site visit was given. House has been located back approximately 75-feet from the original proposed location, which raises the elevation of the site 7 or 8 feet. A revised plan showing the habitat protection areas was submitted. The site is nearly 25 acres, of that 9.5 acres is a 'Habitat Protection Enhancement Zone,' 9.3 acres are a 'Habitat Protection Zone,' and 6 acres are developable. The site is possible habitat for two rare moth species. The applicants have been negotiating with the NHESP who want to remove most of the tree canopy and return the property to savanna, which is optimal moth habitat. The applicants would like to keep more of the canopy for privacy. Final negotiations are pending. After some further discussion, the Province made a motion to approve the project as presented. Carlson seconded the motion. Unanimously approved.

OTHER BUSINESS:

The agent noted that there was a possible violation at the Cherchio property: it appears the bank has been clear-cut with out a permit.

Also discussed was the fact that the escrow from Mr. Schifter had not yet been received. Carlson proposed that a stop work order be imposed if the escrow is not received by Friday, May 10th. Unanimously approved.

There being no further business, the meeting adjourned at 6:15 p.m.

Approved: _____