

Minutes of a Conservation Commission Meeting – 10 July 2013

Members present: Peter Vincent – Chairman, Edith Potter, Christina Brown, Jeff Carlson

Absent: Bob Avakian, Lil Province, Stuart Lollis

Staff: Jane Varkonda, Lisa Morrison

**Harborview** – Determination of applicability to construct a dwelling, pool and pool house on each of two lots off Fuller Street. Doug Hoehn and Sean Murphy were present for the applicant. Lot is known as the tennis court lot and was subdivided in May. Majority of the lot is in the buffer of the current flood zone, although the actual flood zone clips the corner of one of the proposed buildings. There is currently a 3 ½ foot grade drop, which the applicant would like to fill. The Harbor View is planning to sell the lots to individual buyers; the houses will not be part of the hotel. The current parking lot will stay as is as will the right-of-way. The applicant clarified that the flood zone is in the rear of the property.

Joe Smith, an abutter, was concerned that any increase in grade may adversely affect his property as run-off would travel down the right-of-way into his guest house. He noted that groundwater is at about 3-feet in this area. He was concerned about where the water will go if the basement needs to be pumped out. He was also concerned about the use of chemicals including pesticides and fertilizers. He said he is not opposed to the project, just wants to make sure that there will be no drainage onto his property.

Mr. Murphy said that they will be glad to submit a grading and drainage plan that will address the run off issues as well as a plan for dealing with any water from pool or basement drainage. Mr. Murphy said that dry wells will be installed.

Tammy Kutsch, an abutter, said she too was concerned about run-off, grading, and overflow from the pool.

Brown asked Mr. Smith how often he has seen floodwaters in the meadow. Mr. Smith said that he never has, but that his mother has.

After some further discussion, the board voted unanimously to issue a negative determination with the following conditions: Determination will not be valid until a grading & drainage plan is submitted and approved. Also to be included is a plan for dealing with any overflow from basement sump pumps or pool drainage. A standard condition of no herbicides, pesticides, fungicides or quick-release chemical fertilizers will also be added to the determination.

**McCourt** Installation of new well and water line off Chappaquiddick Road. Doug Hoehn representing applicant. The new well will be located closer to Chappaquiddick Road. Mr. Hoehn said that the water line will be directionally drilled from the roadway with minimal disturbance to the site. Old well failed because of saltwater intrusion. Varkonda noted that

Vincent asked if the well was located within the Land Bank's view easement. The agent found a map of the easement, which is located on the other side of the property.

Laura Bryan, an abutter, voiced concerns about the Chappaquiddick aquifer. She wondered if the original well had failed because of the irrigation system and the pool.

Anna Engelhorn, another abutter, asked how many wells will be on the property. Mr. Hoehn replied that there will be only one well, which will tie into the other structure's water line. A permit from the board of health will be required to do the work. .

Mr. Hoehn noted that the well digger will only have to go a short distance off the road and directional drilling only requires an initial hole of approximately 5-feet. The water line will be approximately 125-feet.

Ms. Engelhorn asked what size well will be installed. Mr. Hoehn replied that it will be a standard residential well.

Carlson made a motion to issue a negative determination. Brown seconded the motion. Unanimously approved by all those present. The chairman noted that most of the issues raised would be more appropriately addressed by the Board of Health.

**Giordano** Continuation. License and maintain an existing pier and spiles off Caleb's Pond Road. Harbor Master was consulted and no issues were raised. The pier complies with the faired pier line. Commission voted unanimously to issue a standard order of conditions.

**Schifter.** The agent reported that although the house move was completed Friday, the backfilling had not yet begun. Mr. Sourati told the agent that it will begin Friday or Monday. Agent will issue an enforcement order to be mailed out if backfilling has not started by site visit tomorrow.

**Katama Airport.** Airport Commissioners to attend the next meeting, 24 July, to discuss the use of the airport by helicopters, which is not permitted under the terms of the management agreement.

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

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