

Minutes of a Conservation Commission Meeting – 18 December 2013

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

Absent: Potter

Staff: Varkonda, Morrison

FOLLIARD Renovate dwelling, construct garage – South Water Street. Richard Barbini and Patrick Ahearn present for the applicant. Former Vietor property. The proposal involves removing the middle section of the structure and turning the section closest to the water into a boat house. Ahearn noted that the project was unanimously approved by the HDC. A new garage will replace an old one up by Water Street. The new construction will be completely within the existing footprint. All new construction is up by the street. The elevation of the main house will be approximately 5-feet higher than the existing, but within the 32-foot height limitation. The elevations are higher in order to comply with FEMA guidelines. The proposed pool will be approximately 4-feet deep. There is currently a full basement where pool is going. The pool will be built above the floor of the former basement. No extensive landscaping is proposed.

Norman Rankow, an abutter, said that he fully supports the project and believes that the family will be an asset to the town.

After some further discussion, Avakian made a motion to approve the project as presented with the following conditions: landscaping and lighting plan to be submitted, no changes to bulkhead or dock, siltation barriers to prevent erosion during construction. Lollis seconded the motion. Unanimously approved.

TOWER HILL Construct addition, Dunham Road. Richard Barbini representing applicant. Former Vose property. New owner would like to construct a small addition. Zoning Inspector has signed off on the 10% additional square footage coastal district restriction. The addition will be constructed over existing lawn and is 35-feet back from the bluff. Bluff slopes up to the house. The addition will be one-story addition with a crawl-space foundation. No vegetation will need to be removed to access site. The only heavy equipment necessary for the project will be a bobcat. Avakian made a motion to approve the project as presented. Province seconded the motion. Unanimously approved.

CARLUCCI Remove existing dwelling, construct new dwelling, garage, pool, cabana, and related site improvements, Faulkner Drive. Doug Hoehn representing applicant. Property is adjacent to Melrod. The proposed house will be moved back from the original location and Katama Bay

by 60-feet. A revised plan was submitted, which increases the distance between the house and the pond from 10-feet to 30-feet. Agent asked that a plan with contours be submitted along with a cross-section of the proposed pool, a rendering of the house from the public view, and any planned landscaping. Mr. Hoehn noted that there will be no increase in the number of bedrooms. Height of the new structure will be 26-feet.

A letter from the Melrod family was read, and an attorney for the Melrods and Glenn Hutchins - another abutter - Leonard Freiman, was also present. Mr. Freiman said that discussions among the neighbors had been constructive and cordial and he was sure an agreement will be reached.

After some further discussion, it was agreed to continue the hearing to the next meeting, 15 January 2014, and schedule a site visit.

ROLLS Construct a single-family dwelling and related site improvements, Jacob's Neck, Boldwater. Joanne Gosser representing applicant. Lot is a 13.8 acre plot, considered priority habitat. View channels, meadows, and guest house are currently on the property. The location of a 10,000 s.f. main house was approved by the Commission in 2001, but it was never built. Gosser noted that the current application is for a structure less than half that size, approximately 4200 s.f. and 26-feet high. Heritage review period will expire in January, but Gosser did not believe that there were any issues. House will have cedar shingles and gray trim. House will be a single-story with the finished floor up five-feet above grade. The Boldwater Architectural Review Committee is in the process of reviewing the plans. Gosser noted that they approved the prior 10,000 s.f. proposal. Continued to January 15th for site visit.

WUERTH Request for a determination of applicability to repair underground conduit and install marine pedestal, Green Hollow. Rob Young was present for the applicant. Existing power cable has some breaks. The intent is to install a new cable by directional drilling from the main house. A pit 30 to 36 inches will be dug up by the house. The Commission had some concerns about the size of the pedestal and whether or not it would have lights. Continued to 15 January so that Mr. Young could provide the Commission with details on the pedestal.

[Brown joins meeting]

SCHIFTER/WASQUE (Continued from previous meeting) Kris Horiuchi and Josh Kochin present for the applicant. A report of Monday's site visit was given. The erosion control fabric has been installed and the hydromulching is scheduled to begin tomorrow.

Avakian circulated some photographs of the site taken from East Beach. The Commissioners were concerned that the house seemed to be so visible from the public view. A discussion ensued as to whether or not the former house location was as exposed as this one appears to be.

Horiuchi submitted a revised plan showing an increased buffer of shrubs. Horiuchi said that planting bayberry, which can grow to ten-feet, would likely be more successful than trying to plant large trees in such an exposed and windy location. She said that the prior Schifter planting project had a high degree of large-tree mortality, and they have learned from that that planting smaller trees and giving them a chance to acclimate is more successful.

Kochin told the Commission that the mulch will be monitored throughout the winter. He will submit a protocol after receiving more information from the manufacturer of the hydromulch. The Commission was concerned about the impact on drainage, infiltration rates, and how the substance breaks down and into what components. It was suggested that prior to seeding in the spring, a test plot should be created to determine whether the mulch should be rototilled into the soil or removed.

Province asked if the little bluestem was locally sourced. Horiuchi said that in addition to the plants and seeds that have been stockpiled, the little bluestem plants are island-grown.

Horiuchi noted that an additional 25 trees have been added to the buffer. Province agreed with Horiuchi that the more exposed the trees are, the less chance they have of surviving. Brown said she would like to revisit the plan in a year.

Horiuchi agreed to add ten more cedars along the 200-foot setback line. After some further discussion, Province made a motion to issue an order of conditions for the landscape plan with conditions: revised plan to be submitted, monitoring protocol to be submitted, protocol for test plot, and regular reports in spring and fall for three years.

WACKS Commission reviewed a letter drafted by the agent to Mr. Wacks (copy attached). Mr. Wacks was informed that the Commission has the authority to issue an emergency permit for the construction of an access route and the removal of the house.

HARBORSIDE ACCESS A letter from Harbormaster re: public access at Harborside Inn was read. The Harborside has been in litigation with DEP for nearly twenty years to prevent the public walkway from being completed as outlined in the Harbor Plan. The Harbormaster asked the Commission to reaffirm to DEP the town's strong commitment to the master plan for the harbor.

There being no further business, the meeting adjourned at approximately 6:45 p.m.

Approved: _____

