

Conservation Commission Meeting - 22 February 2012

Members present: Peter Vincent – Chairman, Stuart Lollis, Christina Brown, Jeff Carlson

Absent: Bob Avakian, Lil Province, Edo Potter

Staff: Jane Varkonda, Lisa Morrison

Public Hearings:

BOULEVARD REALTY TRUST NOI to construct dwelling, cut view channels, and related site improvements. Richard Barbini & Sean Murphy present for the applicant. Entire lot is in the coastal district. Edge of the salt marsh has been certified by the both the conservation and health agents. Ted Rosbeck, owner of adjacent lot (Clark Realty Trust), was also present. [This lot will be for Mr. Rosbeck's sister] Mr. Barbini explained that the lot is currently vacant, the applicant would like to build a house that would have a shared septic – which would be located on the abutting lot owned by Clark Realty Trust. A preliminary plan has been approved by the BOH. The septic plan has been proposed for 5 bedrooms with advanced treatment. Mr. Barbini said that they will be installing and designing a 6-bedroom system. The applicants and the BOH have devised a conditional protocol that involves enabling the sixth bedroom after a successful testing period.

The proposed dwelling would be a one-bedroom house (with the possibility of becoming a two-bedroom). There is currently a four-bedroom house on the adjacent lot. The dwelling would be on a slab foundation and, because of the flood zone, the first floor will be at elevation 11.5 feet. A retaining wall is also proposed as well as some limited grading proposed. Some fill will be required for the grading (in red on plan). Continued to the next meeting, 7 March, for site visit.

CLARK REALTY TRUST. This lot already has a house and septic previously approved by the commission. They would like to upgrade the system with enhanced treatment to service both dwellings. The system proposed is a Fass system, which Mr. Barbini explained is a step above title V.

Mr. Rosbeck noted that the shared system would put less nitrogen into the environment than the current system does, even with the extra one – and possibly two - bedroom.

Brown said she would like to see the minutes from the BOH meeting, as well as details on the proposed system. Continued to the next meeting, March 7th.

FREEDBERG. Request for a determination of applicability to upgrade septic system from a cesspool to a conventional Title V system at 200 Beach Road. Carlson made a motion to issue a negative determination. Lollis seconded the motion. Unanimously approved.

CHAPPY BEACH CLUB. Peter MacRae representing applicant. Lollis made it known that he is a member of the club, but that he has no financial interest in the project. Mr. MacRae said the proposal is to replace the existing gravel with concrete or asphalt. Stuart Fuller, the highway superintendent, is in favor of the project as are the selectmen. Mr. MacRae said that the problem is that the current road edge keeps breaking down, which causes problems with their van. The macadam or concrete will be located in the same area as the existing gravel. Lollis made a motion to approve the project as presented. Carlson seconded the motion. Unanimously approved. A

ERDMAN George Sourati representing applicant. NOI to maintain existing pier, construct boardwalk, and lateral access stairs. Pier constructed in 1930 with ACOE and state approval, however the pier does not conform with the license – it was built in the wrong location. This application is the first step in the process to bring the pier into compliance. There are no changes proposed. MAC has reviewed and has no concerns.

Also proposed: temporary boardwalk and lateral access stairs. Boardwalk would come out in the off season and will be made of 2 by 4s laid on grade. Brown asked that Sourati provide cross sections of the boardwalk.

Brown asked if there would be any lights on the pier or if any are proposed. Mr. Sourati said that he did not know. Continued to next meeting for lighting information and cross section. Continue

OTHER BUSINESS:

BARNES. The agent explained that the Barnes' are volunteering to pay for the assessment rather than be issued an enforcement order. Town counsel is working with the applicants' attorney and representatives from DEP. The Barnes would like to have the assessment done in thirty days. Should the assessment show that remediation is required then the issue will go to a higher level. Mr. Barbini said that the plan should be ready for the next meeting. The commission voted to take no action on the enforcement order at this time. Continued to 7 March.

MALM. An enforcement order for unauthorized cutting was ratified. Apparently Bill Bernard was trying to do Mr. Malm a favor. He has been asked to attend the next meeting. Peggy Schvier will be doing the restoration plan. Continued to next meeting.

AERO AVE Conservation agent addressed the various issues and alternatives to the farm access. Apparently, no one likes the rerouting near airfield that was tried last season. The middle road option would be long and muddy and require a lot of work. The agent suggested that more speed bumps be placed on Aero Ave. She said this will not fully appease the neighbors, who are also concerned about the number of cars and the dust. The highway superintendent has suggested paving the road for \$60,000, but then the cars would speed. There does not seem to be a solution that will work for everyone.

Agent said that she is encouraging Mr. Previant to get rid of the trailer and old cars on the property. Someone suggested that they be donated to the fire department for practice.

There being no further business the meeting adjourned at 6:00 p.m.

Approved: _____