

Minutes of a Conservation Commission Meeting - 18 April 2012

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

Absent: Lil Province

Staff: Jane Varkonda, Lisa Morrison

Public Hearings:

Boldwater Resident's Association. NOI to create a 4-wide walking path to access pond. Ray Long present for the association. Mr. Long explained that there was some confusion about the property boundaries of the common land and the association's boat landing was mistakenly located on the Stafford property. The association would like to cut a 50-foot path parallel to the pond. Mr. Long noted that even though it shows on the plan, there is no boardwalk. He said none is needed as the site is flat.

There were some questions about the accuracy of the location of the path on the plan. The commission voted to continue the hearing to the next meeting, 9 May, for a site visit and more accurate plans.

Felix Neck. Request for determination of applicability to install two benches and expand a set of granite stairs. Philip Hunsaker representing Felix Neck. Currently there are two stone steps, applicant would like to add one or two additional steps and increase the size of the stones. Location of the benches were reviewed and approved. Negative determination was issued.

Sheriff's Meadow Foundation. Request for a determination of applicability to create a trail, remove invasive vegetation, and create a public view on the recently acquired Mattern property on Chappaquiddick. Kristen Fauteux representing applicant. All work in buffer zone. Property connects to the town's Gardner property. The foundation would like to remove about an acre of bittersweet, not all of which is in the CCs jurisdiction. Area would be replanted with native grasses. Also proposed is a small parking area near the RCYC.

There was some discussion about how to remove the bittersweet and the bush honeysuckle, especially on the slope. Brown suggested that a notice of intent would be more appropriate for the project, especially as on going maintenance will be required. She said she had no problem with the proposed activities, just believed they would be more properly addressed in a notice or intent. Unanimously approved. Positive determination was issued.

Continuations:

Flying O. NOI to construct new single-family residence, guest house, pool, etc. Doug Hoehn, Peter Breese, architect, and associate, Tony and Rick Serpa all present for the applicant. Owner Melani Nardone also present. Former Fleming property. The existing dwelling is located partially within the 100-foot zone. The new dwelling would be located further back and will be slightly smaller. Elevations are roughly the same, just under 26 feet. Only the garage section of the proposed dwelling would be two-story. A small storage shed is also shown on a revised plan. Mr. Hoehn noted that the current septic system is fine; the only changes needed will be to move the tanks and the pump chamber to the parking area. Mr. Hoehn said that they would like to defer approval of the landscape plan and view channels until after the house is built. Ms. Nardone noted that there is an existing view channel and they have designed the house around it. Details of the pool will be addressed in the landscape plan as well. Bottom of pool will be above high ground water.

Peter Breese submitted slightly revised plans. He reiterated that the main house is a one-story structure with a crawl space. The guesthouse will have two stories, as will the garage section of the main house. Cedar siding is proposed, with cedar trim. Mr. Breese had some mock-ups of the view of the house from the water. He said he thought when the leaves were out, the house would be invisible from the pond.

The 8-foot contour runs through the existing house. The first floor of the proposed house will be at elevation 14. Crawl space will be 6-feet.

There is an existing path to the beach that the applicant would like to maintain. Path will be added to the landscape plan. Ms. Nardone said they are not planning on any lawn.

Joe Bower of the Boldwater Association contacted the agent. The association has not done a final review, but Mr. Bower said he did not anticipate any adverse comments.

Brown made a motion to approve the project pending approval from the homeowners association and receipt of a wildlife inventory. Unanimously approved.

Vineyard Golf [Jeff Carlson & Peter Vincent abstaining] Reid Silva of Vineyard Land surveying present for final approval of revised course layout. Approval from the MVC and MEPA and Sheriff's Meadow to revise the CRs has been obtained. The club would like to start to take down large trees and shrubs in the central

area so more light can get to the understory prior to transplanting.

The Commission voted to allow the course to proceed with this work, prior to the actual changing of the CR, which is jointly held by the town and Sheriff's Meadow. Brown noted that this proposal is a good solution in that it respects the frost bottom, does not fragment the habitat, and actually increases the size of the frost bottom. The Commission then voted formally to approve the change to the CR. Brown made the motion, which was seconded by Lollis. Unanimously approved by all those voting.

Malm. Unauthorized cutting. Agent reported that Peggy Schwier is no longer involved. Ed Sylvia who did the original restoration for Cimino has taken over. Site visit scheduled for Thursday, 26 April. The Nature Conservancy is also involved as the cutting is in violation of the cr.

Allen. Request to modify order of conditions to allow the physical removal of bittersweet with machinery. Deca would use a small bobcat with a 14-inch bucket that would pull the roots out. Brad from Greener Days would then rake the clumps and plant beach grass. Potter commented that if all the roots were pulled out at once, the area could become unstable. On the other hand, she said, she hated to see herbicides used that close to the water. Kristen Fauteux commented that bittersweet roots are quite shallow, only about 6-inches deep, and they are probably not holding up the bank. Mr. Carlson noted that they would be better than nothing at all. Varkonda noted that it is almost too late to plant beach grass, especially as it has been too hot and too dry. Carlson noted that bittersweet slows down its growth in the fall, which is a much better time both to pull it and to plant beach grass. After some further discussion, the Commission voted not to amend the order. Applicant could apply again in the fall, if necessary.

Kumpitch. Kristen Fauteux gave an update. Pitch pines and cedars have been transplanted and are doing well. Kumpitch has paid \$20,000 and owes another \$10,000. Dick Knight has surveyed the property lines and will review on site. Continued to 9 May for site visit.

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

Approved: _____