

Minutes of a Conservation Commission Meeting - 23 May 2012

Members present: Stuart Lollis, Lil Province, Jeff Carlson, Christina Brown, Peter Vincent - Chairman

Absent: Bob Avakian, Edo Potter

Staff: Lisa Morrison, Jane Varkonda

PUBLIC HEARINGS:

Plaine. NOI to construct new single-family residence and related, North Neck Road. Tom Carberry of Sam Sherman and Associates present for the applicant. Lollis made it known that he was involved in the real estate transaction, but has no further interest in the property. There were no objections to Mr. Lollis sitting. The Plaines are proposing to construct a 6-bedroom dwelling outside of the 100-foot zone, but within the 200-foot zone. Mr. Carberry said that the windows will be a dark putty color and made of clad aluminum. The siding will be cedar left to weather.

Property was formerly owned by Knoll. Bryant is an abutter. The existing house is on the other side of North Neck Road. The plan is to demolish a portion of that structure so that it becomes a 900 s.f. guesthouse.

Mr. Carberry said that they are planning to demarcate the 100-foot zone with a silt fence and keep all construction materials and equipment outside that area.

Ms. Brown said she would like to get a sense of the affect on historic and traditional views. Mr. Carberry provided a plan from "Sketch-Up" but indicated that vegetation was not mapped on the plan. The proposed new dwelling would have approximately 5000 s.f. of living space.

After some further discussion, the Commission voted to continue the hearing to the next meeting, 6 June, and hold a site visit.

Parks Department. Determination of applicability to relocate bath houses, South Beach. Jane Varkonda, in her capacity as member of the park department, made the presentation. South Beach has receded, making the enclosures smaller. New bath houses will be smaller and will be removable in case of impending storms. The work is funded by the CPC. Decking will be Trex and the bath houses will be located in the right-of-way of the road lay outs. Province made a motion to issue a negative determination. Lollis seconded the motion. Ms. Varkonda indicated that the park department will work with the police and the TTOR to ensure a reasonable traffic flow to Norton Point. Unanimously

approved #3.

CONTINUATIONS:

Newman. Richard Barbini representing applicant. Project involves landscape maintenance, Oyster Pond. A report of the recent site visit was given. Carlson said he thought it was a good idea to remove the cherries, clear away the viney stuff, and remove some of the cedars. Carlson made a motion to approve the project as presented. Province seconded the motion. Conditions: No heavy equipment in wetlands, pruning of understory to no lower than 4 feet, applicant is encouraged to transplant the cedars if feasible, stumps to remain in tact.

Imry - Szabo Request to modify landscape plan and elevations. Applicant would like to remove two trees in the vicinity of the septic system and three near the house: 4 scrubby pines and 1 scrubby oak. In addition, house has relocated a few feet back from its original location. Mr. Barbini noted that the project has been in process for a decade. Ivory Littlefield is the current builder. Province made a motion to approve the minor changes to the footprint and elevations, and the removal of 5 trees. Brown seconded the motion. Unanimously approved.

Barnes. Michael Donaroma requesting permission to remove additional invasive vegetation. Site was scraped by the Wampanoag's prior to the building of the house. Mr. Donaroma gave a brief recap of the landscaping on the site. He said there is still a lot of honeysuckle and bittersweet on the property they would like to remove. They would like to create a visual connection with the adjacent Phelan meadow. They would like to brush cut initially 2 to 3 times a season, then mow annually. They will save any viburnum they run across. Also proposed are the maintenance of the grass path to the dock and the installation of some stepping stones on the bank. Work will be done in three phases. Phase 3 is proposed for the fall. Agent will supervise. Province made a motion to approve the project. Lollis seconded. Unanimously approved.

Brush. Former Cronkite property. Michael Donaroma requesting permission to remove additional invasive vegetation. Porcelain berry is taking over, as is bittersweet. Applicant would like to plant sweet pepper. No roots will be removed, but the invasive would be cut back and the area replanted. Province made a motion to approve the request saying she did not think there would be any adverse affect on the interests protected by the act. Brown seconded the motion. Unanimously approved. Applicant will work with the agent and return with a final planting list as well as a plan for placing netting on the bank to prevent erosion and stabilize the area.

Abbrecht. Request to revise elevations. Commission was not enthusiastic about the changes and asked what landscaping is proposed around the house.

Continued to next meeting.

Aero Ave. Agent asked for permission to consult with town counsel to determine whether or not the town has the right to maintain Aero Ave. The Commission voted unanimously to refer the matter to the Selectmen for their approval.

Airfield CR An updated draft of the CR was distributed.

Katama Farm silo/cell. Michael Donaroma participated in a discussion about the recent problems with the board of Katama Farm and their sudden reluctance to agree to have cell carriers using the silos. He said that the town has been working on this project for 4 years. He said he was surprised by this recent turn around, as the FI has participated in all the negotiations and AT&T has acceded to most of their demands. Mr. Donaroma said that he believes the board has been influenced by the concerns of parents and the possible effect of radio waves on their children. The FI wanted the town to explore a new location on the farm. The selectmen believe that the silos are the best, and perhaps the only, site. Other sites interfere with the airport and the cr. The project was approved by voters at town meeting, and the town stands to make a significant amount of money for the tax payers.

The Commission voted unanimously to encourage the Selectmen to move forward with the plan.

Mini Park. A letter from the Halls regarding pruning at the Mini Park was read. Mr. Donaroma said that it will be taken care of as part of the maintenance contract with the town.

Mr. Vincent was unanimously reelected to the chairmanship. Ms. Brown commented on Mr. Vincent's experience in navigating both the wetlands protection act and the town bylaw.

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