

Minutes of a Conservation Commission Meeting – 12 December 2012

Members present: Lil Province, Jeff Carlson, Christina Brown, Stuart Lollis
Absent: Peter Vincent – Chairman, Edo Potter, Bob Avakian

Staff: Jane Varkonda, Lisa Morrison

Katama Farm - Jon Previant, Executive Director of the Farm Institute was present to comment on complaints from various neighbors regarding the condition of the area east of the old processing plant. Mr. Previant explained that they can't take trash off in the summer because of the high ferry rates. He said they are currently working with an up-island company to cart the trash away. They have gotten rid of an old combine and baler. They are in process of getting rid of the old trailer. Mr. Previant said that they either need to establish ownership or have the trailer declared abandoned property. They are also hoping to get permission from the fire department to burn the wooden pallets.

Varkonda suggested that Mr. Barnes be told to come and take the trailer away within a specified time frame or it will be declared abandoned property. The highway department could then remove it.

Simmons. Addition of spiles & float, off Katama Road. Richard Barbini representing applicant. MAC has approved the project. There were no comments from the public and the commissioners had no concerns. Carlson made a motion to issue an order of conditions. Brown seconded the motion. Unanimously approved. Conditions: no white caps, no additional lights, no rafting, untreated lumber only.

Bower. Guest house, septic, related - 10 Jane's Cove, Boldwater. Doug Hoehn representing applicant. Applicant is proposing to exchange one of the two permitted view channels tied to the main house in order to create one for the guest house. Mr. Hoehn said that project also needs a special permit from the planning board as the applicant is proposing to build a guest house larger than 900 s.f. (i.e. 1300 s.f.) on a 9-acre lot. The house is also slightly over the height limit: 26 to main roof line, cupola to 32. Bower is the chairman of the Boldwater AR board, but has naturally recused himself from comment. Fergus Henderson, speaking for the AR board said that he has seen the preliminary plans and given preliminary approval. He said he has no objection to relocating view channel and the overall size and design. There remain some concerns about the height of the cupola.

Mr. Hoehn noted that the house will not have a basement. The middle section will be build on a slab, and the rest on concrete pilings. A conventional title V

septic system is proposed. Trim will be off-white. After some further discussion the board voted to continue the hearing to the next meeting, 9 January, and schedule a site visit. Brown said she would like a rendering of what the house will look like from the water and thought that both the current and the proposed view channels should be staked.

Yantorno. Determination to construct garage and relocate shed, off Litchfield Road. Richard Knight representing applicant. Property is located on the eastern shore of Caleb's Pond. Shed will be changed to a one-car garage with carport. Structure will be one story constructed on a slab on grade. Four trees will need to be cut. Area is currently lawn. No plumbing is proposed, but there will be electricity. Lollis made a motion to issue a negative determination, Brown seconded the motion. Unanimously approved.

Morrison/Burke. Determination to trench for utilities – Garden Cove. Steve Jenney representing applicant. The owner is in the process of doing interior renovations and needs to upgrade the electric service. Work will be done with a ditch-witch. Sod will be removed and then replaced after the trench is dug. Trench will be dug 4-feet down. Mr. Jenny said that groundwater is below 4-feet in this area. Carlson made a motion to issue a negative determination. Lollis seconded the motion. Unanimously approved.

MacFarland/Parker. Request for amendment for additional erosion control, North Neck Road. Robbie Hutchison of Donaroma's representing applicant. Applicant did some planting on the bank to aid with stabilization, but recent storms have caused extensive damage. Applicant would like to use sand-filled envelopes instead to build up the bank. The proposal calls for the envelopes to be covered with of coir matting and then planted with rosa rugosa. The sand used with be either from the island or from the cape. The most severe erosion is in the vicinity of the beach stairs. Continued to meeting after next, January 23rd, and for site visit.

Goodsill/Auerbach. Construction of replacement dwelling, Dyke Bridge Road. Kris Horiuchi and Richard Barbini present for the applicant applicant. Proposal involves rebuilding – with a modest 10% addition - the existing house on a 4.7 acre parcel. First floor will be a foot and half higher than the existing structure. Square footage will go from 2800 to 3011. Design has been painstakingly thought out - Mr. Barbini said that this is the 10 or 11th iteration. Because of the proximity to the wetlands, Mr. Barbini proposed the installation of a chain link fence and hay bales on upland side to prevent erosion into wetlands during construction.

Details of a final landscape plan will be submitted later. Structure will have a green roof, probably planted with low-maintenance succulents. Footings closest to wetlands will be sheathed to prevent the excavation from extending into the wetlands.

No change is proposed to the existing septic system. Applicant will refile for the guest house, which is not part of this application. Province made a motion to approve the project as presented. Lollis seconded the motion. Unanimously approved with conditions.

Wrigley. After-the-fact planting along property boundaries and installation of fencing. Patrick Hye and Mr. Barbini present for Wrigley. Agent said that the plantings were thriving and that the site visit was uneventful. In her opinion, neither the plantings nor the fencing has any adverse effect on the coastal bank. Ellen Kaplan asked if her client could remove the boards beneath the fence without filing. She was told that filing was unnecessary. Carlson made a motion to allow the retroactive plantings and fencing. Province seconded. Unanimously approved

Schifter. George Sourati and Sterling Wall present for the applicant. Commission voted at the meeting before last to issue an order of conditions for the erosion control system on the coastal bank. Mr. Sourati requested that the board postpone the final vote as there were some questions as to whether or not the state would permit the envelopes to remain for three years or mandate that they be removed once house is moved. Mr. Sourati reported that he and Mr. Wall met with Jim Mahala of DEP, who said that the Commission could allow the envelopes to remain in place three years. It was understood that if, during that time, it appears that the envelopes are having an adverse affect on the surrounding area, the project would need to be modified. The agent said that she would like an independent consultant to help determine exactly what adverse effects the Commission should be looking for and which one would require action. Mr. Wall suggested Peter Rosen, a professor of coastal geology at Northeastern, affiliated with Geoplan in Hingham.

The Commission said that they would like the applicant to remove the stakes as they have become a hazard to navigation. Mr. Sourati asked if they could remain in place for a few more weeks. He said that the project has been delayed because Sandy disrupted their ability to receive supplies, but that they hope to finish in a couple of weeks. He said that even though the stakes are in the water, they are helpful in finishing the project.

Lollis asked what will happen at the three-year mark, especially if the envelopes are buried by sand. Sterling Wall said that the coir fabric will likely have degraded by then. If not the fabric could be cut and removed.

Mr. Sourati said that they will return in the spring with a plan to revegetate the bank. The plan will involve planting through the fabric.

Carlson asked if maintenance would involve putting in new envelopes. Mr. Sourati replied that it was possible. Brown asked where that sand would come

from. Sourati said that most likely it would come from the excavation for the new basement. Brown noted that the sand would need to be analyzed for compatibility. The applicant will need to file with the Commission for an amendment to this order should the system need to be relocated landward of the current location.

Conditions for maintenance and monitoring will be incorporated into the order. Brown thought that monitoring reports and maps should be submitted every three months and after any significant storm.

Mr. Sourati said that March is the target date for starting moving the house back 300 to 350 feet.

Brown asked why the envelopes need to remain after the house is moved. Sourati said that the erosion may continue for a period of time, they just don't know how long. They would like to keep it in place to prevent more loss of land to erosion. They understand it is a temporary measure.

Carlson asked if the area started to become a peninsula would that be considered an unacceptable result. The members thought that would be considered an adverse impact.

Lollis made a motion voted to issue an order of conditions pending approval from Natural Heritage. Carlson seconded the motion. Conditions to include: Helical anchors to be removed on or before January 15th.

Aldrich/Watts. Lenssen Way. Matt Flanders present to request an expansion of the work area and permission to use herbicide to control invasives such as porcelain berry and poison ivy. Agent agrees that the invasives near the perimeter need to be controlled with herbicide. Rodeo is the proposed herbicide and it will be sprayed for poison ivy. A cut and paint technique will be used for porcelain berry, etc. Carlson made a motion to allow the amendment. Province seconded the motion. Mr. Flanders is licensed to apply herbicide.

TNC/MacKenty. The commission unanimously endorsed the new language in the CR allowing limited public access, and signed the municipal certificate.

There being no further business, the meeting adjourned at 7:00 p.m.

Approved: _____