

Orleans Conservation Commission
Town Hall, Nauset Room
Work Meeting, Tuesday, April 13, 2010

K. Darling, Ass.
TOWN OF ORLEANS
TOWN CLERKS OFFICE

PRESENT: Steve Phillips, Bob Royce, Judith Bruce, Acting Chairman; Harry Herrick, James Trainor, (Members); Jamie Balliett, Jim O'Brien, (Associate Members); and Jennifer Wood, Conservation Administrator. 10 APR 20 AM 11:45

ABSENT: Adrienne Pfluger and Arnold Henson, Chairman; (Members).

The Meeting opened at 8:30 a.m.

CONTINUATIONS

Patricia & Peter Bishop, Jr., 1 Morningside Circle by Ryder & Wilcox, Inc.
The proposed removal of a portion of an existing dwelling & the construction of additions. Work will occur within 100' of the Edge of a Freshwater Wetland. Stephanie Sequin, from Ryder & Wilcox, requested a Continuance.

MOTION: A motion to continue this project to the Meeting on May 11, 2010 was made by Harry Herrick and seconded by Bob Royce.

VOTE: Unanimous.

Richard Thompson, 24 Priscilla Road by Ryder & Wilcox, Inc. The proposed construction of additions to an existing dwelling. Work will occur within 100' of 2 Freshwater Wetlands. Stephanie Sequin, from Ryder & Wilcox, and Richard Thompson, the Applicant, were present. As mitigation, Ms. Sequin said the Plan has been revised to show additional plantings between the limit of work and the wetland. Cedar trees are proposed for the south side between the building and the driveway. This area will remain undisturbed and become a naturalized buffer. Ms. Sequin said a section of the driveway will be eliminated from the 50' buffer. A new driveway is proposed on the north, out of the 50' buffer. The entrance to the apartment will then be on the north side of the building. Ms. Sequin said the 1,370 square feet of existing habitable space will be increased by 49%. The gross floor area of 1,523 square feet will increase by 33%. Judith Bruce asked if the Highway Department has approved the second curb cut for this lot? Mr. Thompson said not yet--the Bylaw states there can be only 1 curb cut unless there is a hardship situation. He said if the Commission requested the second driveway, this could be considered as an extenuating circumstance to allow more of the buffer zone to naturalize. Mr. Thompson said the new driveway would be made of concrete blocks with holes, as the Highway Superintendent wants the driveway to be permeable. If it was gravel, water could run into the road. Ms. Sequin said if the second drive is approved, they could remove another piece of the existing drive, but not all of it. Cars park there and need the room to back up. James Trainor said he would like to see more of the original driveway eliminated, with the new driveway installation, and more plants for the wetland buffer. Mr. Thompson offered to install a low fence along the buffer. Jamie Balliett asked if there were setbacks for the new driveway? Ms. Sequin said no. Mr. Balliett asked if the abutters have been informed about the

new driveway proposal? Mr. Thompson said no. Mr. Balliett asked if Mr. Thompson would be living in the second dwelling? Mr. Thompson said yes, on a seasonal basis. Ms. Sequin said if the area along the buffer zone was well planted and defined with woody shrubs, there is no need for a low fence. The Commission needs a new Site Plan that shows the current proposal. The Commission will recommend approval for the second curb cut, as this would be environmentally preferable.

MOTION: A motion to approve this project, subject to receipt of a Site Plan revised to show the changes discussed, was made by James Trainor and seconded by Bob Royce.

VOTE: Unanimous.

CERTIFICATES OF COMPLIANCE

Carolyn Broman (1993), 5 Broman Place. This is a request for a Certificate of Compliance for an existing dock. This Certificate of Compliance was held to resolve the landward dock extension. (Please see below.)

MOTION: A motion to release this Certificate of Compliance was made by Bob Royce and seconded by Harry Herrick.

VOTE: Unanimous.

Carolyn Broman (2009), 5 Broman Place. This is a request for a Certificate of Compliance for a landward dock extension that was built as shown on the As-Built Plan.

MOTION: A motion to release this Certificate of Compliance was made by Jamie Balliett and seconded by James Trainor.

VOTE: Unanimous.

ADMINISTRATIVE REVIEWS

Bill Sargent, 63 Old Field Road. This is a request to replenish the toe of the bank with clean compatible sand fill, and plant beach grass and native upland grasses. Approximately 200 cubic yards of fill will be used. Access will be from above and transported with a rubber-tracked loader. The work will be done by Mitchell Landscape/Construction.

MOTION: A motion to approve this Administrative Review was made by Harry Herrick and seconded by Steve Phillips.

VOTE: Unanimous.

John Nichols, 45 Nichols Road. This is a request to plant a 10'x 20'-area in blueberry bushes approximately 60' from the top of a Coastal Bank. The area is

mostly field grasses but several small bushes or trees will have to be removed from the planting area. This request also includes approving the septic over-dig that is just inside the 100' buffer. The system itself is within the roadway.

MOTION: A motion to approve this Administrative Review to include the approval of a septic over-dig slightly within the 100' buffer was made by Harry Herrick and seconded by Steve Phillips.

VOTE: Unanimous.

REQUEST FOR PRUNING AS PART OF THE ORDER

James Macon (2009), 42 Jack Knife Point Road. The Applicants are requesting pruning for a modest view to the south of the dwelling including: crown-pruning 4 red cedars down so there is a view from the second story, pruning several lower branches off of 3 oaks for a view from the deck, and removing 1 dying pitch pine and one broken branch off a cherry. David Lyttle, from Ryder & Wilcox, said the cedar trees will be cut from 2 to 6'. Mr. Lyttle said he met on site with David Chalker, and this minor pruning of the oaks will be better for the trees.

MOTION: A motion to approve this pruning as part of the Order of Conditions was made by Jamie Balliett and seconded by Harry Herrick.

VOTE: Unanimous.

REQUEST TO USE CONSERVATION PROPERTY

Windmill Park, Wedding, August 8, 2010, Kaitlyn Funk/Lukas Woods
100 people, 3:00 to 4:00 p.m.

MOTION: A motion to approve this activity at the Windmill Park Conservation Area was made by Steve Phillips and seconded by Jamie Balliett.

VOTE: Unanimous.

CHAIRMAN'S BUSINESS

Approval of the Minutes from the Hearing/Work Meeting on April 6, 2010.

MOTION: A motion to approve the Minutes from the Hearing/Work Meeting on April 6, 2010 was made by Jamie Balliett and seconded by Bob Royce.

VOTE: Unanimous.

The Site Visits were discussed by the Commissioners.

The Meeting was adjourned at 8:53 a.m.

Respectfully submitted,

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Leslie Derrick, Conservation Commission Secretary

Approved *Arnold Hensens*

Dated *April 20, 2010*