

Orleans Conservation Commission
Town Hall, Nauset Room
Work Meeting, Tuesday, May 11, 2010

10 MAY 19 AM 11:32
TOWN OF ORLEANS
TOWN CLERKS OFFICE
P. DeLuca

PRESENT: Steve Phillips, Adrienne Pfluger, Bob Royce, Arnold Henson, Chairman; Judith Bruce, Vice-Chairman; Harry Herrick, James Tranior, (Members); Jamie Balliett, (Associate Members); and Jennifer Wood, Conservation Administrator.

ABSENT: Jim O'Brien

8:30 a.m. Call to Order

Continuations

Patricia & Peter Bishop, Jr. 1 Morningside Circle
Last heard: 3/2/10 (AH1,AP1,BR1,JaB1)
by Ryder & Wilcox, Inc. Assessor's Map 29, Parcel 23. 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 and a vernal pool. Stephanie Sequin from Ryder & Wilcox, Theresa Sprague from Wilkinson Ecological Design and Peter Bishop the owner of the house were present. Stephanie Sequin summed up the project by saying that the head room on the second floor would increase but there would not be a lot of additional floor space. There is an addition of 26sq ft within the vernal pool buffer so that they have offered a mitigation plan. Theresa said they are proposing to remove 4000 sq feet of existing turf and replace it with a meadow. Mr. Bishop does not use any chemical treatments on his lawn. He is interested in organic lawn care in the future. Jenny Wood asked for the organic lawn care protocol. The meadow is proposed to be mowed once annually in late March.

A rope fence, shrubs or other demarcation will be placed on the border to prevent the meadow from being mowed regularly. Judith was concerned with starting the project this time of year and mowing in March because of the vernal pool. It was decided that mowing would be done in January and the start of the project would be in the fall. Steve Phillips wanted to know why the meadow did not continue to the south. Theresa said there were red cedars there.

MOTION: A motion to approve was made by Judith Bruce and seconded by Jamie Balliett

VOTE: Unanimous

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Myra Murphy (JT) last heard 5/4/10 10 Beach Road.
by Ryder & Wilcox, Inc. Assessor's Map 36, Parcel 24 The proposed construction of a studio (on an existing foundation) & an attached porch on sonotube footings; & the removal of invasive species. Work will occur within 100' of an Inland Wetland.

Stephanie Sequin from Ryder & Wilcox , Theresa Sprague from Wilkinson Ecological Design, and Mr.and Mrs.Murphy the owners were present. Theresa Sprague presented the changes in the mitigation plans that were requested last week. Eighteen locust trees are to be removed and native trees to be planted. Most of these trees will be on the side and back of the house. Ground covers will also be planted. Ben Zender the Attorney for the abutter brought up zoning issues from 1984. His concern is that the two dwellings are not conforming to zoning and may not conform to zoning in the future with this project. Per Stephanie they are not proposing a new foundation just rebuilding on an existing foundation. The Commission was concerned that there is an outstanding issue with the Zoning Board of Appeals which needs to get resolved. Seth Wilkinson said they are here in a wetland capacity not a zoning capacity and approval would be based on the work being done within the guidelines of the wetland. Myra Murphy said all permits for building in 2000 were approved, inspected and complied with. It is up to the Building Dept. to approve this building as an accessory building. James Tranior was concerned how this accessory building would be used.

MOTION: A motion to approve contingent upon approval of all other applicable boards and a deed restriction that the accessory building would not become a residence was made by Judith Bruce and seconded by Adrienne Pfluger.

VOTE: 4-3-0 (Arnold Henson,James Tranior and Steve Phillips voted nay)

Certificates of Compliance

Lillian Fisher (2002) 121 Lake Drive
COC request for an Order for building a revetment return was not built.
Per Jenny Wood no work was done.

MOTION: A motion to approve was made by Arnold Henson and seconded by Judith Bruce.

VOTE: Unanimous

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Martin and Elaine Benante (2008) 121 Lake Drive
COC request for a small addition and landscaping. Mitigation planting was part of this Order. The addition was built as shown. The stairs from the deck are slightly turned. There is an air conditioning unit. There has been no planting around the new structures. There are many bare areas. The mitigation planting was installed in 2009 has not naturalized and looks sparse.

VOTE: The Commission decided that this order was not in compliance. A letter will be sent.

Administrative Reviews

Joan Sweet 100 Rock Harbor Road
Request to remove the top of a willow that fell over in the pond and has sprouted and grape vines growing in the pond. All work will be done by hand. Work will start in the fall.

MOTION: A motion to approve was made by Judith Bruce and seconded by Jim Tranior.

VOTE: Unanimous

Howard Hayes 33 Granny's Lane
Last heard 5/4/2010
Request to remove 9 trees: 4 of the trees are dead pitch pines, 4 are live pitch pines, 1 is a declining fir and to prune 2 large oaks within 100' to Uncle Israel's Pond. This property has large mature trees but few understory shrubs or young trees.
No new information. This application will be held.

Chairman's Business

Approval of the Minutes from the Work Meeting on May 4, 2010.

MOTION: A motion to approve the minutes from the work meeting on May 4, 2010 was made by Judith Bruce and seconded by Bob Royce.

VOTE: Unanimous

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Other Member's Business

Administrator's Business

Site Visits

Notice of Intent

Andrea Lobkowicz 27 Monument Road
by Ryder & Wilcox, Inc. Assessor's Map 15, Parcel 1047-1. A proposed addition
and renovations to an existing single-family dwelling. Work will occur within 100
feet to a fresh water wetland

Amended Order

Richard and Lisa Pell 114-118 Barley Neck Road
by Ryder & Wilcox, Inc. Assessor's Map 50, Parcel 51, 52, & 53. The Order is
proposed to be amended to construct a swimming pool. Work will occur within
100 feet to a fresh water wetland.

The meeting was Adjourned 9:30 am

Respectfully submitted,
Christine Hermes, Conservation Commission Secretary

Approved

Arnold Henson

Dated *May 18, 2010*