

**Orleans Conservation Commission**  
**Town Hall, Nauset Room**  
**Work Meeting, Tuesday, July 27, 2010**

10 AUG - 3 PM 1:35

TOWN OF ORLEANS  
TOWN CLERKS OFFICE  
*Delaney*

**PRESENT:** Bob Royce, Arnold Henson, Chairman; Judith Bruce, Vice-Chairman; Adrienne Pfluger; James Trainor; Steve Philips; Jamie Balliet (Associate Member); and Jim O'Brien (Associate Member).

**ABSENT:** Jennifer Wood, Conservation Administrator

8:30am          Call to Order

**Continuation**

Last Heard July 20, 2010

**Rick Dupont, 18 Sages Way** by Ryder and Wilcox, Inc. Assessor's Map 5, Parcel 16. The proposed removal of an existing dwelling including abandonment of the septic system and construction of a new dwelling and septic system. Work will occur on and within the buffer to a coastal bank and a freshwater wetland. David Lyttle, of Ryder and Wilcox, provided a new site plan and handouts illustrating the changes made from the previous plan and providing the calculations for buffer zone impacts. The proposed house has been moved out of the 50' buffer zone, and the impact on the 75' buffer zone has been reduced. The deck would be built in the existing footprint of the house, with an impact of 550 square feet in the 50' buffer zone versus the current 563 square feet, a decrease of 13'. Seth Wilkinson of Wilkinson Ecological Design said the revised site plan dated July 26, 2010 showed the removal of three cedar trees currently ridden with bittersweet. Jamie Balliet asked David Lyttle about a view corridor. David Lyttle said he is proposing to keep the deck to ensure a view, but is not establishing a view corridor. Judith Bruce stated that while there is not a view corridor, the Commission wanted to make sure that there will be no guarantee trees can be removed to keep that area clear. Steve Philips asked if other than the deck, were there any additional changes to the building. David Lyttle said that the connection from the garage to the house had to change which opened up the building a bit, but that the elevations have not changed. Adrienne Pfluger asked if the path would be maintained as a 4' wide path. Seth Wilkinson said when the bank was revegetated the path would be planted leaving a 4' wide standard mowed path. Arnold Henson asked what the increase in square footage would be for the 100' buffer. David Lyttle said the current impact is 2,880 square feet, proposed 2,970, thus resulting in an increase of 90 square feet. Arnold Henson said that it was less than a 25% increase which he felt was critical. James Trainor asked if the proposed house would be farther away from the property line and create less of an impact for the neighbor. David Lyttle said the present home was 30 feet from the property line, with the proposed house being 34' feet from the property line, and the proposed garage being 35' from the property line. Arnold Henson asked if they would be adding any trees to the property. Seth Wilkinson said yes, they would be adding sassafras and tupelo

along the bank, in addition to 3 eastern red cedars. Judith Bruce clarified it would be one cedar to the south, two to the northwest, to which Seth Wilkinson concurred. Judith Bruce declared that any tree that died on the bank the Commission would want replaced. David Lyttle agreed with this statement. Arnold Henson asked if there was any additional discussion, at which Judith Bruce made a motion to close discussion, Jim O'Brien seconded.

**MOTION:** A motion was made to approve this revised project dated July 21, 2010 by Ryder & Wilcox and July 26, 2010 by Wilkinson Ecological Design with the condition that any trees remaining on the bank will be replaced ongoing. This motion was made by Judith Bruce, seconded by Jim O'Brien.

**VOTE:** Unanimous

### **Request to Use Conservation Properties**

Windmill Wedding 6/11/11, Robert Tansey 11am-1pm 85 people

**MOTION:** A motion to approve this event was made by Arnold Henson and seconded by Judith Bruce

**VOTE:** Unanimous

### **Chairman's Business**

Approval of the Minutes from the Meeting on July 20, 2010.

**MOTION:** A motion to approve the minutes after the requested changes are made was made by Jim O'Brien and seconded by Judith Bruce.

**VOTE:** Unanimous

The Meeting was adjourned at 8:58am

Respectfully submitted.

Erin Shupenis, Principal Clerk, Conservation Commission