

Orleans Conservation Commission
Town Hall, Skaket Room
Work Meeting, Tuesday, September 21, 2010

PRESENT: Arnold Henson, Chairman; Bob Royce; James Trainor; Steve Phillips; O'Brien (Associate Member)

ABSENT: Judith Bruce, Vice-Chairman; Adrienne Pfluger; Jamie Balliett; Jennifer Wood, Conservation Administrator

8:30am Call to Order

Notices of Intent

Kent Carson, 5 Harbor View East. The proposed removal of invasive plants and planting of native plants. Work will occur on and within the buffer to a Coastal Bank. Arnold Henson asked about a brush pile located on the bank. Seth Wilkinson explained that the new plan stated the brush pile will be removed and vegetative debris no longer left on the bank. Arnold Henson asked if the view from Mill Pond would change because of the work. Seth Wilkinson said that the view would not change, and the plantings and stump sprout management would lead to additional screening. Steve Phillips asked if they would discontinue the path. Seth Wilkinson said at the 50' Buffer the path would be completely discontinued and vegetated with native grasses.

MOTION: A motion to approve the revised plan dated September 14, 2010 was made by James Trainor and seconded by Steve Phillips.

VOTE: Unanimous

Eric Jorgensen, 7 Harbor View East. The proposed removal of invasive plants and planting of native plants. Work will occur on and within the buffer to a Coastal Bank. Arnold Henson asked what would be planted in the area, as Jenny Wood was concerned about the lack of young replacement trees. Seth Wilkinson explained that through stump sprout management, if you were to lose an oak, you could release one of the stump sprout managed trees to grow in its place. Steve Phillips asked about the pitch pines which would be removed. Seth Wilkinson explained that although the pitch pines to be removed did provide screening, they were infected with turpentine beetles and unable to be saved. Steve Phillips asked about what type of fertilizer was being used on site, and Seth Wilkinson said the owners were using a granular slow release organic fertilizer. Steve Phillips brought up that Jenny Wood had asked about the steep section of the lawn, and whether or not runoff had been addressed. Seth Wilkinson said that the bank presently had Rosa Rugosa, which will be removed and replaced with Virginia Rose, creating a better berm system. Seth Wilkinson also said he would install erosion controls.

MOTION: A motion to approve the revised plan dated September 14, 2010 was made by Steve Phillips and seconded by James Trainor.

VOTE: Unanimous

Patrick & Janet Regan, 21 Tanglewood Terrace. The proposed removal of invasive plants and planting of native plants. Work will occur on and within the buffer to a Coastal Bank.

Engineer requested this be continued until October 5, 2010 hearing.

Robert & Judy Wilkinson, 20 Pershing Lane. The proposed construction of a deck on to an existing-family dwelling. Work will occur within 100 feet of the Top of a Coastal Bank. David Lyttle stated that in exchange for building the deck, they would remove a gazebo and its concrete foundation located 2' from the Top of the Bank. Arnold Henson asked if the applicant would be removing any of the invasive species. David Lyttle explained that it would be something the applicant would look into but at this time was unwilling to invest in. Steve Phillips asked if the deck would be an open deck, and David Lyttle said that it would. Robert Wilkinson said that they would no longer be building a proposed balcony due to safety concerns. Steve Phillips asked about the deck's height. Robert Wilkinson said it would be 5-6' above grade, therefore allowing light to get under the deck. Steve Phillips asked if the deck could be re-configured and made smaller. David Lyttle said that the deck would only be 10' wide, allowing for a table and chairs.

MOTION: A motion to approve this project plan dated August 31, 2010 was made by Steve Phillips and seconded by James Trainor.

VOTE: Unanimous

Michael Levangie & Sandra Lucchesi, 55 Freemans Lane. The proposed construction of a sunroom, swimming pool, and patio. Work will occur within 100 feet of a Coastal Bank and Land Subject to Coastal Storm Flowage. David Lyttle went over the overall features of the property, denoting the conservation easements located along the property and the limited area for a pool to be built. Arnold Henson asked why they had not offered to remove more lawn in exchange for the work in the buffer zone. David Lyttle explained that there would be a wedding taking place next summer on the property, and that a tent would be put up in order to accommodate the guests. James Trainor suggested that there was ample room to put a tent and still allow for more lawn to be removed. David Lyttle asked what numbers he should bring back to his clients; presently 10' on one side and 12' on the other side were proposed. Arnold Henson asked for the numbers to be doubled, and James Trainor and Steve Phillips concurred. Steve Phillips asked if the retaining wall could be reduced, and Craig Pannacione said the existing grade was being maintained through the present location of the wall. Craig Pannacione showed a separate area on the plan that was left to construct a garage in the future. James Trainor asked if the stairway going down to the pool could be turned south, thus allowing the pool to be turned and moved out of the 50' buffer zone. Craig Pannacione suggested they could also take away the side patio to reduce the impact to the buffer zone. David Lyttle and Craig Pannacione asked to continue to October 5th so they could speak with their clients and submit a new plan.

Charles Carlson, 23 Doane Road. The proposed reconstruction and addition to an existing dwelling within 100 feet to a freshwater wetland. Arnold Henson asked how much of an impact the dwelling would have in the 50' buffer zone once the addition was constructed, and Joy Cummings of Aline Architects said it would increase from 14.42% coverage to 15.1% coverage. Arnold Henson asked about mitigation for the site, and Gordon Peabody of Safe Harbor Environmental Services said 440 feet would be

restored. Gordon Peabody asked for the Commissions advice on trees to be planted in the area which would provide ample shade. James Trainor asked if there would be an increase in the number of bedrooms at the site. Joy Cummings said they presently had a 4 bedroom system serving a 3 bedroom house; the work to be done on the basement would provide the 4th bedroom which would still comply with the Title V system.

MOTION: A motion to approve this project plan dated September 9, 2010 was made by Steve Phillips and seconded by Bob Royce.

VOTE: 4-0-1, Arnold Henson abstained

Amended Order

Miller/Carpenter

31 Woodsneck Road

by East Cape Engineering, Inc. Assessor's Map 45, Parcel 9. The proposed reconstruction of portions of an existing dwelling has been amended to relocate the second floor addition. Work will occur within 100' of the Top of a Coastal Bank, & within the Pleasant Bay ACEC. Tim Brady explained that the Amended Order was necessary to meet a zoning requirement. As a result, the garage wing was moved farther from the Top of the Bank. Arnold Henson asked about the updated planting plan and Steve Phillips asked that the plan show the new planting area. Barbara Carpenter said that bayberry and Virginia rose would be planted in the new area. James Trainor asked about a generator located in the back area. Barbara Carpenter said that it would remain.

MOTION: A motion to approve the amended plan revised September 21, 2010 was made by James Trainor and seconded by Bob Royce.

VOTE: 4-0-1, Jim O'Brien abstained

Administrative Reviews

John & Helen Page

26 Tides End Lane

The proposed removal of 4 trees that are leaning & in danger of falling onto a power line connecting to the dwelling. One tree is already dead and leaning on the remaining 3. Work will occur within 100' of the Top of a Coastal Bank.

MOTION: A motion to approve this application was made by Steve Phillips and seconded by James Trainor.

VOTE: Unanimous

Chairman's Business

Approval of the Minutes from the Work Meeting on September 14, 2010.

MOTION: A motion to approve the minutes was made by Steve Phillips and seconded by James Trainor.

VOTE: 4-0-1, Arnold Henson abstained