

Orleans Conservation Commission <u>Town Hall, Nauset Room</u> Work Meeting, Tuesday, November 2, 2010

10 NOV -9 AM 9:38

PRESENT: Arnold Henson, Chairman; Judith Bruce, Vice-Chairman; Bob Royce;

Adrienne Pfluger; James Trainor; Steve Phillips; Jamie Balliett

ABSENT: Jim O'Brien (Associate Member), Jennifer Wood, Conservation

Administrator

8:30am

Call to Order

Notice of Intent

27 Standish Road Patrick Dwyer, by Ryder & Wilcox, Inc. The proposed removal of an existing dwelling and the construction of a new single-family dwelling. Work will occur within 100' of Land Subject to Coastal Storm Flowage, a Coastal Bank, and a Coastal Dune. Construction access to the site will be within Land Subject to Coastal Storm Flowage. Stephanie Seguin of Ryder & Wilcox went over the existing conditions of the site. The footprint of the house would remain the same, but the foundation would be completely replaced. The current square footage of 1231' would remain the same, with the deck area increasing from 264' to 312'. A second deck on the north side is proposed for the second floor, but would be 79' from the dune and 50' from the Coastal Bank. Judith Bruce asked for clarification of the Top of Bank, and Stephanie Seguin said the Top of Bank's buffer intersected the 100-year Flood Zone, thus creating the same buffer lines. Judith Bruce asked what the increase in building square footage would be for the new house, as it would be changing from 1 floor to 2 floors. Stephanie Sequin said the house would change from 1231' of living space to roughly 2200' of living space. Arnold Henson asked if there was access to Standish Road, and Judith Bruce questioned whether or not the rail road ties on Standish Road were steps to access the property. Stephanie Seguin said that there was frontage to Standish Road, it was at a very steep incline, and that the rail road ties acted as steps for pedestrian access. Arnold Henson asked if the deck and stairs would be extended further into the resource area than the existing house, and Stephanie Sequin said it would be closer to the dune. Arnold Henson was concerned about the deck going further into the buffer zone, and asked if the deck could be shortened or the house could be moved farther back to the south or east and away from the buffer zone. Judith Bruce suggested rotating the steps to the deck to minimize the impact. Stephanie Seguin explained that the septic system was located in the eastern corner thus not allowing for the house to be moved in that direction. Moving the house south would cause an increase in the already proposed zoning violation; the present house was 20' from the property line, the proposed 22', and both a violation of the 25' minimum setback. The reduction in the width of the deck would make it less accessible. Steve Phillips asked about the change in the ridge elevation and replacement of the foundation. Stephanie Sequin said the top of foundation would change from 16.2 to 16.5', and the ridge would go from 29.7' to 44.5'. Adrienne Pfluger was concerned about a planting

plan which would include trees to obstruct the house. Steve Phillips asked if any of the abutters were concerned about their view being blocked. Katherine McCarthy of 18 Standish Road said she was concerned, both about her view being blocked and emergency vehicles being able to access 27 Standish Road since access from Standish Road to the property was only pedestrian. Jamie Balliett asked about construction access, and whether or not the access road was town property. Stephanie Sequin said the abutters had permitted the applicant to use their driveway to gain access to the site, and they would also be using the town landing. Jamie Balliett was concerned about damage to the town landing, and asked if the access area could be moved or mitigation offered to maintain the landing area used by construction vehicles. Katherine McCarthy mentioned she was concerned about tree removal as it acted as a natural barrier between the two parcels. James Trainor said he was concerned that although the footprint would remain the same, the overall living space was going to increase within the 50-75' buffer. Steve Phillips and Judith Bruce both mentioned that this would be considered new construction. Stephanie Sequin asked to continue to November 9, 2010.

MOTION; A motion to continue the hearing to November 9, 2010 was made by Steve Phillips and seconded by Judith Bruce.

VOTE: Unanimous

Administrative Reviews

John Kelsey

30 Jack Knife Point Road Request to remove of 3 dead cedars from the coastal bank. No replacement trees were offered. The Commission held the application pending a request for more information from the applicant.

Dawson & Lynn Farber 53 Kenneth Lane Request to remove 6 pitch pine trees, 2 of which are dead and 4 of which threaten to fall onto the house. Work will occur within 100' of the Top of a Coastal Bank. Work to be done by Anchor Marine. Chris Norgeot of Anchor Marine explained that the Farber's were willing to provide replacement trees in lieu of the Pitch Pine removal, which had now been changed from 6 to 5. Steve Phillips asked about the location of the trees, and Chris Norgeot said they were located between the house and the water. Chris Norgeot asked if he should offer replacement trees, and the Commission said yes. Chris Norgeot then brought up a recent NOI filing of the Farber's which permitted them to build a stone revetment. Chris Norgeot was concerned with a large oak tree located at the end of the return which would have to be removed because of the wall's location. Chris Norgeot proposed that he shift the revetment to the west by 6 feet, thus changing the location of the revetment and fiber rolls from 30' from the property line to 24'. Steve Phillips asked why the wall was not previously put in that location, and Chris Norgeot explained that an abutter was concerned about scouring, an issue worked out between the abutter and applicant in the approved filing. The shift from 30' to 24' would also move the fiber rolls. Chris Norgeot

said he would work with the engineer and submit a new plan with the new location of the wall and fiber rolls.

Harold & Joan Mayer

61 Kenneth Lane

Request to remove 2 Pitch Pines and prune a 3rd Pitch Pine. Tree stumps will be flush cut. Work will be done within 100' of the Top of a Coastal Bank to be done by The Tree Wizard. Judith Bruce was concerned that the site had a limited tree cover. The Commission decided to put the application on hold until a site visit could be completed.

Charles Longsworth

8 Priscilla Lane

The digging of 4 Test Holes for the design of a new septic system. Work will be within 50' of a Bordering Vegetated Wetland. Work to be done by Jason Ellis. Steve Phillips felt the Commission should look at the site, and whether or not a better location outside of the 50' buffer would be available. Arnold Henson said since there was no plan provided that the application should be put on hold until a plan was provided. The Commission concurred.

Chairman's Business

Approval of the Minutes from the Work Meeting on October 19, 2010.

MOTION: A motion to approve the minutes from October 19, 2010 was made by Jamie Balliett and seconded by Judith Bruce.

VOTE: Unanimous

The meeting was adjourned at 9:15am.

Respectfully submitted,

Erin C. Shupenis Principal Clerk, Orleans Conservation Department

Other Member's Business

Administrator's Business