

**Orleans Conservation Commission**  
**Town Hall, Nauset Room**  
**Work Meeting, Tuesday, April 24, 2012**

'12 MAY 1 11:18AM  
K. Derby, Asst.  
ORLEANS TOWN CLERK

**PRESENT:** Steve Phillips, Vice-Chairman; Bob Royce; James Trainor; Jamie Balliett; Jim O'Brien (Associate Member); John Jannell, Conservation Administrator.

**ABSENT:** Judith Bruce, Chairwoman; Adrienne Pfluger.

8:30 a.m.

Call to Order

**Continuations**

Last Heard 3/6/12 (JT1, JO1)

**Town of Orleans, Quanset Road.** by GHD Inc.. The proposed repair of an existing culvert. Work will occur within 100' of Meadow Bog Pond, Little Quanset Pond, Land Subject to Coastal Storm Flowage, Edge of Salt Marsh, and the Pleasant Bay A.C.E.C. Steve Phillips announced a letter had been received asking the hearing be continued to June 5, 2012.

**MOTION:** A motion to continue the hearing to June 5, 2012, was made by James Trainor and seconded by Jamie Balliett.

**VOTE:** Unanimous

Last Heard 4/17/12 (AP1)

**David Keffe, 124 Monument Road.** by Land Design Associates, Assessor's Map 55, Parcel 24. The proposed construction and repair of stone walls and steps, construction of a granite cobble apron, and mitigation plantings. Work will occur within 50' of the Edge of Wetland, 50' of the Edge of Crystal Lake, and within the Pleasant Bay A.C.E.C. John Jannell stated that a request to continue the hearing to May 1, 2012, had been made as the applicant was waiting for a letter from Natural Heritage.

**MOTION:** A motion to continue the hearing to May 1, 2012, was made by James Trainor and seconded by Jim O'Brien.

**VOTE:** Unanimous

Last Heard 4/17/12 (AP1)

**Anne Marie Savasta & Robert L. Jordan, Jr., 16 Locust Road.** by Ryder & Wilcox Inc. Assessor's Map 25, Parcel 26. The proposed construction of an addition and deck onto a single family dwelling. Work will occur within 100' of the Edge of Two Wetlands. David Lyttle of Ryder & Wilcox stated that since the last hearing, a DEP number had been issued, a clarification had been made that the steps proposed would be the portion facing the door to the house, and included steps from the deck to the ground.

**MOTION:** A motion to approve the plan dated March 28, 2012, was made by Jamie Balliett and seconded by Jim O'Brien.

**VOTE:** Unanimous

Last Heard 4/17/12 (AP1)

**Pleasant Bay Narrows Trust, 111 Davis Road.** by Ryder & Wilcox, Inc. Assessor's Map 89, Parcel 23. The proposed flaking and reconstruction of an existing boathouse, removal of invasive species, and the planting of native species. Work will occur on a Coastal Bank, on a Coastal Dune, on Land Subject to Coastal Storm Flowage, and in

the Pleasant Bay A.C.E.C. David Lyttle went over the revised plan, which included the breakdown of the work into three phases, and reminded the Commission of Bay Bancroft's explanation of the "work party" timeline, with phase one to begin immediately, phase two to be hand work only, and phase three to be completed last. David Lyttle reported that the open Order of Conditions for planting on the south side was going to be planted in the following month. The boathouse reconstruction has been provided showing it will become a smaller structure, with the posts to be reused, and the reconstruction to allow for dune migration to occur underneath. Jamie Balliett asked if any re-grading would happen as a result of the relocation, and David Lyttle said no. Jamie Balliett asked if the existing beach grass where the boathouse would be relocated would be raked out or allowed to die on its own. David Lyttle said the beach grass would die on its own. John Jannell suggested several special conditions to be incorporated into the Order of Conditions such as there will be no increase in lawn area on site; vegetative buffers between the Top of the Coastal Bank and lawn will remain as buffer areas once this work is complete; phase II will be completed by handwork and selective removals only; no machines will be used to perform any removals in the Phase II area; the existing boathouse will be relocated by hand according to the Boathouse Relocation narrative dated April 18<sup>th</sup> 2012; and the area exposed by the boathouse relocation will be re-plugged with American Beach grass @ 12" to 18" spacing (2 culms per hole). John Jannell was concerned about the timing of phase three, and David Lyttle said that an extension would be requested in the event that the time remaining on the open Order of Conditions became limited.

**MOTION:** A motion to approve the plan dated April 18, 2012, with the conditions that there will be no increase in lawn area on site; vegetative buffers between the Top of the Coastal Bank and lawn will remain as buffer areas once this work is complete; phase II will be completed by handwork and selective removals only; no machines will be used to perform any removals in the Phase II area; the existing boathouse will be relocated by hand according to the Boathouse Relocation narrative dated April 18<sup>th</sup> 2012; and the area exposed by the boathouse relocation will be re-plugged with American Beach grass @ 12" to 18" spacing (2 culms per hole) was made by James Trainor and seconded by Jamie Balliett.

**VOTE:** Unanimous

### **Revised Plan**

**176 LLC & Peter H. Carter, 176 &178 Quanset Road.** by Ryder & Wilcox, Inc. Assessor's Map 94, Parcel 4, and Assessor's Map 93, Parcels 21-1 & 21-4. The proposed construction of a new single family dwelling and septic system with I/A technology on an existing foundation, including an addition on a new foundation; the removal of a second existing family dwelling; the pumping & removal of two cesspools; & the pumping & removing of an existing septic system has been revised to reduce the size of the foundation of the new single family dwelling; the moving and reduction in size of the porch; and the addition of three cantilevered extensions. Work will occur within 100' of the Top of a Coastal Bank, Salt Marsh, Land Subject to Coastal Storm Flowage, and in the Pleasant Bay A.C.E.C. David Lyttle and Max Makowsky, owner, were present. David Lyttle explained that the over façade had changed, with a reduction in the ridge and addition. Steve Phillips inquired about the three cantilevered extensions, and David Lyttle explained they were located on the second floor and were bump-outs to provide seating. Jamie Balliett confirmed that all the additional walls and features

shown on the plan were approved at the hearing, and David Lyttle said yes. James Trainor asked if the roof deck would be higher, and David Lyttle said the ridge elevation had an overall reduction of a couple of feet.

**MOTION**: A motion to approve the revised plan was made by James Trainor and seconded by Bob Royce.

**VOTE**: Unanimous

#### **Chairman's Business**

Approval of the Minutes from the Meeting on April 17, 2012.

Steve Phillips explained that he asked Erin Shupenis to make clarifications to the minutes to reflect the delineation of the 25' buffer line and 50' buffer on page 4 during the 4 Overland Way Hearing.

**MOTION** A motion to approve the revised minutes was made by James Trainor and seconded by Jamie Balliett.

**VOTE**: Unanimous

#### **Other Member's Business**

#### **Administrator's Business**

Discussion of 7 Wildflower Lane Performance Bond

John Jannell reported that the necessary paperwork had been received by the Conservation Commission office to be signed by the Vice Chairman.

The Commission confirmed the issuance of the performance bond dated April 23, 2012.

#### **Site Visits**

The Commission discussed the site visits.

The meeting was adjourned at: 8:55am.

Respectfully submitted,

Erin C. Shupenis, Principal Clerk, Orleans Conservation Department