

Present: Chairman Jay Putnam, Vice Chair DeeDee Holt, Carol Scott, Billie Bates, John Geiger, Paul Chamberlin, Conservation Agent Kristin Andres and Secretary Mary Fougere.

42 Harbor View Lane, Keith & Janet Sherin, SE 10-2459: The hearing was opened for a Request to Amend an existing Order under SE 10-2459 to include proposed relocation of garden shed, proposed addition of grass pavers to parking area, proposed installation of fire pit and proposed reconstruction of access stairs over coastal bank at 42 Harbor View Lane. David Hawk of Hawk Design represented the applicant and returned the abutter notification cards. The application has three specific changes, the addition of a parking area, the re- location of an existing grill and the installation of a new fire pit.

The gas or propane-fired fire pit would be within the previously approved patio overlooking the coastal bank. The grill will be re-located to an area more aesthetically suited, in a previously approved landscape area on the northern side of the dwelling.

The driveway currently goes to a single car garage with very little turnaround space. Mr Hawk proposes to add an 18-ft by 17.5 space in existing lawn area for 2-car parking or a turn-around area. The space (previously lawn area with prior owner) would be defined with structure-lawn, a diagram of which was provided by Mr Hawk. An alternative to the grasspave materials would be a gravel -surface defined by cobblestone edging, graded so that stormwaters are carried into the long gravel driveway. .

The existing shed will be re-located to the right of the driveway as one enters the property. The area of the existing shed will be re-vegetated. The applicant would also like to rebuild an existing set of stairs on the coastal bank. The Zoning Board of Appeals had approved a 10-ft x 10-ft shed in a re-located area in 2008.

The Commission noted that the previously approved landscape plan including mitigation areas was adequate for the original proposal. It appears on this new plan that the width of the vegetated buffer to the isolated wetland has changed from 25- ft to 16 ft. Mr Hawk stated that he could improve the distance by planting additional vegetation on the southern side of the driveway encroaching on the large Japanese Maple located on the property line. Commissioner Chamberlin questioned whether the driveway could be re-aligned in order to include parking into the driveway design in order to further protect the vernal pool.

After further comparison of the originally approved landscape plan with the new plan, The Chair noted that there is considerable shrinkage of proposed mitigation area, an increase in hardscape and a decrease in use of native woody shrubs by replacement with perennials and flower gardens.

The hearing was continued to September 16, 2009.

27 Patterson Road, Surfside Ventures LLC, Gary Terry-applicant, CWP09-: The hearing was opened for a Notice of Intent (NOI) for the proposed demolition of existing dwelling; proposed construction of new dwelling and Title 5 sewage disposal system at 27 Patterson Road. David Clark of Clark Engineering LLC represented the applicant and returned the abutter notification cards. The proposal is being filed under the local bylaw because the only resource area affected by the proposal is the inner AURA to the Flood Plain.

The proposal involves the increase in structure between the 50-100 ft AURA, but the dwelling is approximately the same size as the existing dwelling. It will be necessary to file with the Zoning Board of Appeals, no date has been set for a hearing.

At least 5-6 trees will be removed, possibly more when the driveway is constructed. Mr Clark stated that the applicant will submit a landscape plan and will include tree replacement in the plan.

The hearing was continued to October 7, 2009.

262 Stage Neck Road, David K Drumm, SE 10- 2570: The hearing was opened for an NOI for the proposed vista pruning with maintenance provision at 262 Stage Neck Road. Daniel Kilkenney, Esq represented the applicant and returned the abutter notification cards. He had supplied the Commission with a series of photographs showing the extent of proposed work. While on-site several of the Commissioners had also met with the owner/applicant. He would like to maintain the view that he currently has, there is no intention to clear additional vegetation or expand the view. There will be no flush cutting of trees on the bank.

While on site, the Commissioners noticed that the mitigation plantings that were required under the old Order of Conditions (SE 10-2296) have not done well, some have died. Although a Certificate of Compliance was issued, Special Condition #C6 & #C7 required the mitigation area to be maintained in perpetuity.

It was moved, seconded and voted to close the hearing.

North Beach, Town of Chatham-applicant , National Park Service & Town of Chatham-owners:The hearing was opened for an NOI fro the proposed creation of off-road vehicle (ORV) over-sand trail at North Beach. Coastal Resources Director, Ted Keon, represented the applicant and returned the abutter notification cards. An on-site visit was held prior to the meeting, several Commissioners and representatives from the National Park Service, Chatham Police Department and other concerned departments attended the meeting. The purpose of a creation of a new road is for use by the public of town-owned lands. South of existing exit 7 up to the town line, the land is owned by Chatham, except for one parcel owned by the NPS. The NPS will have to file for MEPA review as well, but in Order to do so, they need to have an Order of Conditions in place.

Mr Keon referred to a map showing several GIS points indicating where a new road down the beach was proposed. He stated that a new road is a pro-active step in order to reduce erosion of beach and dune. The existing roadway beyond exit 7 is no longer viable and between exit 6 and 7, there is very little road left. Opposite exit 6 on the bay side, the existing road is at the edge of the salt marsh.

Commissioner Chamberlin questioned the reasoning behind the creation of a new road and the purpose of the Commission spending time on the application, which seemingly would benefit one private campowner. The existing road ends at the Hammatt camp with a turnaround for public use. Without adequate police patrols it seems that the public can do whatever is convenient at the time for access to any part of the beach. A portion of the new roadway was already created by visitors to the one remaining camp. Mr Keon stated that the Orleans Park & Recreation Department has taken over the supervisory roll for North Beach, although it was not known the frequency of their patrols. The Chatham Town Land is under the jurisdiction of the Commission and the Chatham Park & Recreation Commission (for beaches) and the Chatham Police still respond to Emergency calls.

Mr Keon felt that without a defined roadway, vehicle operators will wander all over the beach, increasing the erosion potential. The public already actively uses the beach and this proposed roadway has no impact on the integrity of the beach.

The hearing was continued to September 16, 2009 for receipt of comment from the NHESP.

Pcl 4 North Beach, William Hammatt, Esq.-owner, Roy Coppedge, John/Lee Kelley, John F Shea and Todd Thayer-applicants, SE 10-2566: The hearing was re-opened for an NOI for the After –the-fact filing for relocation of Hammatt camp and Coppedge camp and demolition and removal of Thayer, Shea & Kelley camps on North Beach. William Hammatt, Esq was present and stated that he had sent a copy of the work protocol referring to the removal of his camp from the beach to the Town of Orleans Park & Recreation Department for their review. Admittedly, he had sent it over to Orleans late and he felt that it had not been reviewed to date.

The hearing was continued to September 16, 2009; Ms Andres would follow up with Orleans.

87 Squanto Drive, Michael/Sarah Dousa, SE 10-2556: The hearing was re-opened for an NOI for the proposed razing of existing dwelling and proposed construction of a new dwelling at 87 Squanto Drive. Laura Schofield of Schofield Brothers represented the applicant and noted that the proposal had received ZBA approval on August 27, 2009. One condition regarding the timing of construction was added to the Special Permit.

Ms Schofield recognized that some development extended below the coastal bank and provided 3500 sq ft of mitigation for 500 sq ft of disturbance. She also agreed that if hardscape is proposed in the future for the EYUA shown on the plan, the applicant would consult with the Conservation agent.

It was moved, seconded and voted to close the hearing.

184 Mill Creek Road, John Gillis, SE 10-2567: The hearing was re-opened for an NOI for the proposed demolition of existing dwelling; proposed construction of new dwelling with Title 5 Sewage Disposal System; proposed re-establishment of driveway and parking at 184 Mill Creek Road. The proposal will require a Special Permit from ZBA; at the applicant's request, **the hearing was continued to September 16, 2009.**

24 & 30 Bridge Street, Hen Coop Point Real Estate Nominee Trust-owner, Roger Vose-applicant, SE 10-: The hearing was re-opened for an NOI for the proposed demolition of existing dwelling and construction of new dwelling and proposed removal of existing garage at 24 & 30 Bridge Street. David Clark of Clark Engineering LLC represented the applicant. He had provided revised plans prior to the meeting showing a revised footprint for the mass of the house. The house has been moved back from the 10.0 Flood Plain Contour, keeping it out of the NDZ. The proposed deck replaces roofed over area and will encroach into the NDZ to the Flood Plain.

Mitigation will be provided in a 1:1 ratio and a landscape plan has been provided. It was noted that the orientation and scale of the landscape plan and the site plan do not match and become difficult to read. There was a question regarding an old pathway that was thought to have been eliminated from the proposal.

There is an open Order of Conditions for view enhancement and pruning under SE 10-2487. Several Commissioners remarked about the unsatisfactory manner in which the pruning was completed, leaving topped pine & cherry trees and a "hacked" appearance. The question regarding citing the work as a violation will be considered. Ms Andres had taken photographs of the site and left a business card in the doorway.

The hearing was continued to October 21, 2009.

155 Cranberry Lane, Harry/Elaine LeCours, CWP09-146N: The hearing was re-opened for an NOI for the proposed removal of deck and proposed construction of a new deck and addition at 155 Cranberry Lane. David Clark of Clark Engineering LLC represented the applicant. He stated that a Plant list would be forthcoming for the mitigation area that has been provided for the increased disturbance in the Resource area. The project was approved by the ZBA on August 27, 2009.

It was moved, seconded and voted to close the hearing.

112 Woodcarver Knoll: The applicant would like to remove a large, invasive Autumn olive and a pine tree. Photographs were provided. The Commission agreed that the trees could be removed under an Administrative Review and that no additional filing would be required. The vote was 5-1 in favor of the motion.

368 Seapine Road: The applicant is requesting modifications to an already approved plan; an Order of Conditions has been issued. The modifications were itemized in a narrative submitted with the application. The changes appeared to be minor in nature and pertain to the landscape plan.

The Commission agreed that the work could proceed under an Administrative Review, no additional filing would be necessary.

Certificates of Compliance were signed for the completion of the following projects:

82 Uncle Albert's Drive, Adamo, SE 10-2026
82 Uncle Albert's Drive, Adamo, SE 10-2200
102/106 Main St, Veach et al, SE 10-2541

Adjournment: It was moved, seconded and voted to adjourn the meeting at 8:40 PM

Respectfully submitted,
Mary Fougere, Secretary