

Pleasant Bay Alliance
Steering Committee, Joint meeting with Coastal Work Group
Meeting Minutes
July 25, 2018, 1 pm, Chatham Town Hall Annex

Attending: Fran McClennen, Judith Bruce, Jane Harris, Allin Thompson
Present: Greg Berman, Ted Keon, Cally Harper, Carole Ridley

Allin called the meeting to order.

Carole reported that the sole business of the meeting was review of a Notice of Intent filed with the Chatham Conservation Commission (ConsCom) for 0 and 284 Kendrick Road, Chatham. The ConCom requested input from the Alliance because the property is in the ACEC.

Carole invited Callie to briefly describe the proposal.

The proponents seek to elevate an existing house and reconstruct and elevate a garage in the same footprint. They also propose to relocate and elevate a septic system and replace and elevate a concrete barrier wall around the septic system. A portion of a turnaround area of the driveway would also be elevated, and widened. Roughly 1800 cubic yards of material would be used to elevate the structures, create a graded slope between the new retaining wall and adjacent marsh, and elevate a section of barrier beach. Greg Berman and Ted Keon also had visited the site and provided input to the ConCom.

Callie indicated that the ConCom would be discussing the application this afternoon, but that she could request a continuance to allow time for the Alliance to submit written comment.

The Steering committee and work group members present discussed the proposal with the following points highlighted:

1. The proposal includes an alternatives analysis that includes retreat (not feasible) and construction of a revetment in front of the septic system. It was felt that the proposal was preferred to a revetment. However, the proposal calls for significant filling within the ACEC. If this proposal did not involve a pre-1978 house and instead involved new construction or renovation, the fill would not be acceptable. Even for the existing structure, this degree of fill seems to establish an outer bound of an acceptable level of filling within resource areas, due to concerns described below.
2. Without the benefit of floor plans, it was difficult ascertain whether in fact there is no increase in footprint, volume or living space, and that the number of bedrooms is not being enlarged. The Alliance should request confirmation of this. The septic

system plan has been approved by the Board of Health, and presumably is an upgraded system which is beneficial to ACEC resources.

3. The proposal creates a steep slope of new material in front of the new retaining wall. A significant concern is the potential for this material to be moved onto the adjacent marsh by storm surge. The proposal calls for stabilization of the material with dense, deep-rooted vegetation and sturdy fencing at the toe. The Committee and work group support the suggestion made by Ted Keon to also introduce fabric bags, sand lifts on the slope and/or fiber rolls at the toe of the slope to further stabilize the material and prevent it from moving into the adjacent marsh.

4. There is also concern that the elevation of the driveway and interior of the turnaround be graded to avoid run-off into the adjacent marsh.

5. The elevation of the barrier beach may provide some beneficial increase in protection from storm surge. The Committee and work group concurred with Greg Berman's analysis that sand from the barrier beach is likely to migrate alongshore and not overwash into the marsh. However, there is concern that the elevated barrier beach not be disturbed by a walking path to prevent a channel forming that could lead to significant overwash.

6. Consideration should be given to the transporting of material to the site (approx. 1,800 cubic yards) to avoid resource impacts. An option to transport material by barge, potentially taken from within the permitted dredge area footprint in Chatham Harbor, should be considered in coordination with the Chatham Coastal Resources Director.

6. The ConCom has requested a monitoring plan and this has not yet been provided. A monitoring plan satisfactory to the ConCom should be provided and implemented.

Fran moved that the Alliance submit a letter to the ConCom outlining these points. Jane seconded the motion and it was so voted (4-0-0).

Allin accepted a motion to adjourn, which was so voted at 2:20 pm.

Approved

Date



October 9, 2018