



TOWN OF

HARWICH



732 Main Street

Harwich, MA 02645

CONSERVATION COMMISSION
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HARWICH CONSERVATION COMMISSION – MINUTES

WEDNESDAY, JUNE 20, 2018

6:30 P.M.

SMALL HEARING ROOM, HARWICH TOWN HALL

Present: Brad Chase, Paula McGuire, Carolyn O’Leary, Ernest Crabtree, Mark Coleman, James Donovan, Associate Member John Ketchum and Conservation Administrator Amy Usowski

Call to Order

By Chairman Brad Chase.

Executive Session

Jeff King, 30/34 Lothrop Avenue

HEARINGS

Notices of Intent

Richard Boskey, 2 and 10 Lake Shore Drive, Map 110 Parcels A2 and A4. Proposed construction of a residential accessory building and septic system (continued hearing).

Presenter: Philip Cheney.

The limit of work was tightened, the 4’ access path was removed and the deck was reconfigured. 204 sq. ft. of wooden walkways are being replaced with stone steppers and the mitigation ratio is over 2:1. Usowski stated that she recommends that the existing platform be reduced to the original permitted size. Chase and Donovan agreed and would like the disturbed area planted. Coleman stated he has no issues with the current plan. Donovan is unsure that planting of an already naturalized, undisturbed lot should count as mitigation. Crabtree asked for five additional shrubs be added to the vegetated buffer strip. **Motion by Brad Chase to approve the Notice of Intent with conditions that buffer strip be extended, reduction of platform size, no increase in**

irrigation and no use of pesticides, herbicides or fertilizers. Motion was seconded by Carolyn O'Leary. Motion approved unanimously.

Steve Walsh, 9 Fiddler's Landing, Map 6 Parcel A1-9. Dwelling modification, deck replacement with patio and other site improvements.

Presenter: John Schnaible and Rob McPhee.

There is currently a single family dwelling on the property. Resource areas include coastal bank, salt marsh, land under ocean and LSCSF. They are proposing to remove the second floor and reconfigure roof lines. There will be a patio in place of an existing deck and the driveway and walkways will be modified. There will be a reduction in pervious material and 986 sq. ft. of mitigation will be done in the 0'-50' buffer. The patio will be 15' from the top of bank, which is the same as existing, and the stonedust area to be removed is located 3' from top of bank. Usowski stated she has no concerns with the house, but would like to discuss the location of mitigation and the increase of hardscape in the 0'-50' buffer. The mitigation area is already well naturalized and reduction of lawn area, especially near the dock, would be more beneficial. She recommends staying within the same footprint of what is existing in the 0'-50' buffer. There is concern with roof runoff from the proposed structure above the dock landing. Crabtree is not in favor for the structure because it makes a permeable area impermeable. McGuire is ok with a permeable structure, like a pergola, over the platform and the other members agreed with that. Coleman stated that he thinks there will be a runoff from the patio that goes down the stairs and there needs to be a way to catch the water. Schnaible suggested adding a 5 ft. buffer at the top of the coastal bank, but keeping the patio as proposed. This would remove the stonedust area and some lawn. Chase stated that removing the stonedust is fine, but it does not count towards mitigation calculations. Usowski would like the trellis moved to the 50' line. **Motion to continue to July 5, 2018 by Ernie Crabtree and seconded by James Donovan. Motion approved unanimously.**

Darlene & Robert Turner, 18 Strandway, Map 1 Parcel J1-5A & J1-90. Proposed steps, dock and dredging. **Motion to continue to July 5, 2018 by Brad Chase and seconded by Mark Coleman. Motion approved unanimously.**

Certificates of Compliance

Chase Street Properties, 24 Chase St, Map 4 Parcel N2. Single family dwelling and vista pruning. The house was outside of the 50' buffer to isolated wetland and almost entirely outside of the 200' river front. Split rail fence has been replaced with boulders to mark 50' buffer boundary and the other side of the boundary is naturalized. The neighbor has installed a fence along the property line into the buffer that will be dealt with separately. Certificate of compliance is recommended. **Motion to approve the Certificate of Compliance by Ernie Crabtree and seconded by Carolyn O'Leary. Motion approved unanimously.**

Michael and Marcia Walsh, 2 Tisquantum Ln, Map 24 Parcel H-15. Enlarge deck, site improvements, landscaping. Everything constructed according to plan. Plantings have survived multiple growing seasons. **Motion to approve the Certificate of Compliance by Carolyn O'Leary and seconded by Paula McGuire. Motion approved unanimously.**

Donald Bates, Jr., 61 Punkhorn Rd (formerly 61 Seymour Rd), Map 100 Parcel E2. Reconstruct dwelling. One downspout is not in a drywell, but there are no runoff issues. The area is naturalized. **Motion to approve the Certificate of Compliance by Brad Chase and seconded by James Donovan. Motion approved unanimously.**

Anne and Leo Higdon, 8 Ayer Ln, Map 7 Parcel A16. Reconstruct patio, plantings. Work has been done according to plans. **Motion to approve the Certificate of Compliance by James Donovan and seconded by Carolyn O'Leary. Motion approved unanimously.**

Dermot Shea, 187 Gilbert Ln, Map 21 Parcel X1-A. Addition and septic upgrade. Work has been done according to plan. **Motion to approve the Certificate of Compliance by Paula McGuire and seconded by James Donovan. Motion approved unanimously.**

Mark Russo, 5 Salt River Ln, Map 4 Parcel A1-B3. Fiber Rolls. **Motion to approve the Certificate of Compliance by Carolyn O'Leary and seconded by James Donovan. Motion approved unanimously.**

Wequassett Resort, 2171 Route 28, Map 115 Parcel S1-3. Replacement of 3 buildings. Need an as-built before issuing a certificate of Compliance.

Estate of Nathan Mowry, 108 Clearwater Dr, Map 63 Parcel A99 &A100. Deck and stairway. Work was done in compliance with approved plan. **Motion to approve the Certificate of Compliance by Paula McGuire and seconded by Mark Coleman. Motion approved unanimously.**

Discussion and Possible Vote

1. Judah Eldredge Parcel LAND Grant: Town meeting approved use of CPC funding for the property acquisition. This grant would pay for approximately half of the cost. Approval by the Commission would allow the LAND Grant process to begin. The Conservation Commission will own the property and Harwich Conservation Trust will hold the conservation restriction. **Motion to support the proposal by Brad Chase and seconded by Mark Coleman. Motion approved unanimously.**
2. Minutes-**Motion to approve the March 7, 2018 meeting minutes by James Donovan and seconded by Mark Coleman. Motion approved unanimously.**
3. Management of the Herring River Cranberry Bogs in the Bells Neck Conservation Area. A site visit was done with Commission members. Ketchum and O'Leary would like to see the area naturalize and Chase would like to get a professional opinion. Coleman doesn't believe another study will be necessary. Usowski stated she is fine with whatever options the Commission chooses, but letting naturalize is more complicated and requires active management. Coleman doesn't believe they will receive much response if the RFP is released. The Commission will continue to contemplate what to do and research all options.

4. Harwich Wetlands Protection Regulations- Slight wording changes were made. New structures need to be 60' away from resource area and native plantings need to be added between the 50' buffer and the structure. However, existing conditions for each case will be considered. Mitigation is 3:1 in the 0'-50' buffer zone and 2:1 in the 50'-100' buffer. Clarification was given to structures. Usowski will review the definitions and make sure they are consistent. Shellfish mitigation will be mentioned in the tidal waters section and only in reference to docks. No turf lawns are allowed in the 100' buffer. Properties that have a turf lawn may be asked to remove or reduce the lawn when they apply for a new project. Wording regarding dock storage needs to be added. Usowski will make changes and distribute to the Commission for their final review.

Motion to adjourn by Ernie Crabtree and seconded by Paula McGuire. Motion approved unanimously.

In attendance at meeting:

Philip Cheney, John Schnaible, Rob McPhee, Larry Ballentine

Minutes Transcribed by Nicole Smith, Assistant Conservation Agent.