

Brad Chase
10/18/2017

HARWICH CONSERVATION COMMISSION
HARWICH TOWN HALL
732 Main Street
SMALL HEARING ROOM
Harwich, MA 02645
JULY 19, 2017
6:30 PM
MINUTES

PRESENT: Brad Chase, Carolyn O'Leary, Ernie Crabtree, Paula McGuire, and Amy Usowski, Conservation Administrator.

ABSENT: Rob Mador

CALL TO ORDER
6:30 PM by Brad Chase



Requests for Determination of Applicability:

Aquacultural Research Corp., 11 Harbor Way, Map 1, Parcel H3. Proposed installation of a land based upweller operation within existing building. (Continued from July 5, 2017) (Applicant requested to postpone this hearing until July 19, 2017).

Motion made by Ernie Crabtree to grant a continuance until August 2nd, 2017. Seconded by Paula McGuire
Vote: 4-0-0.

Notices of Intent:

Town of Harwich Cranberry Valley Golf Course, 183 Oak Street, Map 6 Parcel H1.
Proposed site work & construction of 50'x112' cart barn adjacent to exiting parking area within 100' of a wetland. .
(Continued from July 5, 2017).

- Brad Chase asked if a letter was sent from Natural Heritage & Endangered Species Program (NHESP).
- Amy Usowski states we now have a letter from NHESP that the project as proposed, will not have an adverse impact on the Eastern Box Turtle or their habitat, and they have not made any recommendations in terms of additional conditions.

Motion made by Paula McGuire to approve work & construction of a 50'x112' cart barn
Town of Harwich Cranberry Valley Golf Course, 183 Oak Street. Seconded by Carolyn O'Leary.
Vote: 4-0-0.

Demetrios Dasco, 23-1 Snow Inn Road, Unit 1, Wychmere Shores Condo, Map 8, Parcel P2-1. The proposed patio extension & outdoor kitchen, replacement of brick patio with cut stone patio & mitigation plantings. Work will take place in the 50' buffer zone to the top of the coastal bank & in the Flood Zone. (Continued from June 21, 2017).

Presenter: Stephanie Sequin – Ryder & Wilcox
Documents: Proposed Site Plan. Plan Date 5/1/2017 – Ryder & Wilcox

- Stephanie Sequin states Mr. Dasco is going to eliminate the pizza oven but has not had a chance to meet with his architect for the new design and requests a continuance until September 20, 2017.

Motion made by Carolyn O’Leary for a continuance until September 20, 2017. Seconded by Paula McGuire. Vote: 4-0-0.

Kathleen Lupoli, 11 Shore Road, Map 2, Parcel B1-14. The proposed demolition of the existing motel buildings and the construction of a new single family dwelling with pool and cabana and installation of a new Title V septic system. Work will take place in the 50’ and 100’ buffer to the top of a coastal bank on Nantucket Sound.

Presenter: Stephanie Sequin – Ryder & Wilcox

Documents: “Proposed Dwelling & on Site Sewage Treatment & Disposal System. Plan” Plan Date: May 19, 2017.

Discussion:

- Demolition the existing hotel and construct a single family with a pool and cabana.
- New Title V compliant septic system for a 9 bedroom dwelling.
- Reduced the pool/patio 460 sqft. area and moved the pool 11’ farther from the Top of Bank
- Landscape plan remove Arborvitae & replace with Eastern Red Cedar.
- Currently have irrigation and would like to keep it. Will replant lawn with native fescue mix & will not fertilize.
- Add an additional walking path.
- Remove invasives on the Coastal Bank & replace with Virginia Rose.

Amy Usowski states changes are all positive. However, they are requesting to remove native trees on the southwestern part of the property that is still natural, in order to put in an access path to the beach. They already have a staircase to access the beach and Amy Usowski feels the additional path and removal of trees should not be allowed. Minus this she can recommend approval for the project, provided they supply a more comprehensive planting plan.

Motion Carolyn O’Leary for a continuance until August 16, 2017. Seconded by Ernie Crabtree. Vote: 4-0-0.

Francis P. and Debra Zarette, Trustees, 11 Harbor Way, Map 1 Parcel H3-0: After-the-fact filing for emergency structural support and site improvements. (Continued from July 5, 2017).

Amy Usowski states the applicant has asked for a continuance until August 2, 2017.

Motion was made Brad Chase to grant a continuance until August 2, 2017. Seconded by Carolyn O’Leary Vote: 4-0-0.

Christopher & Lisa Barton, 11 River Pine Circle, Map 11 Parcel P3-15, SE 32-2203
Addition of second floor to existing 3 car garage to include open space & bath with new footings- no expansion of foot print.

Presenter: **Brendan Lowney, Cape Associates**

Documents: “Proposed Garage Plan” Plan Date: 6/28/17

Discussion

- Amy Usowski states the existing garage is within the 50’ buffer zone to the Top of Coastal Bank. Addition of second floor to existing 3 car garage to include open space & bath with new footings. No expansion of footprint. Amy Usowski suggests the 2-3 Oak trees in the rear of the structure need to be removed. Once construction is completed, replant 3 trees and 4-5 shrubs in the rear of the building.

Motion was made by Carolyn O'Leary to approve the addition of second floor to existing 3 car garage 11 River Pine Circle. Seconded by Ernie Crabtree. Vote: 4-0-0.

Certificates of Compliance

Christopher & Lisa Barton 11 Riverpine Circle, Map 11 Parcel P3-15 SE32-2144

Motion made by Ernie Crabtree to approve the Certificate of Compliance for 11 Riverpine Circle. Seconded by Paula McGuire. Vote: 4-0-0.

Orders of Conditions:

Town of Harwich Cranberry Valley Golf Course, 183 Oak Street, Map 6 Parcel H1. SE32-2295.

Motion made by Carolyn O'Leary to approve the Order of Conditions of Cranberry Valley Golf Course, 183 Oak Street. Seconded by Paula McGuire. Vote: 4-0-0.

Town of Harwich, 715 & 731 Route 28, Map 15, Parcel 15-T3-0 and 15-H4-0: I SE32-2298.

Motion made by Brad Chase to approve the Order of Conditions of 715 & 731 Route 28. Seconded by Carolyn O'Leary. Vote: 4-0-0.

William Walton, Trustee, 17 Old Wharf Road, Map 16, Parcel X5-A SE32-2302

Motion made by Ernie Crabtree to approve the Order of Conditions of 17 Old Wharf Road. Seconded by Paula McGuire. Vote: 4-0-0.

ADJOURN

Motion made by Ernie Crabtree to adjourn. Seconded by Carolyn McGuire. Vote 4-0-0.

SIGN IN SHEET

SMALL HEARING ROOM

**John & JoAnn Crimmings
Brendan Lowney
Stephanie Sequin
Joe Nolan
Larry Ballantine- BOS
Cileen Cozzoline
Carol Spiegelholter
Fred Spiegelholter**