



Town of Barnstable Conservation Commission

200 Main Street
Hyannis Massachusetts 02601

Office: 508-862-4093

E-mail: conservation@town.barnstable.ma.us

FAX: 508-778-2412

MINUTES – CONSERVATION COMMISSION MEETING

DATE: November 29, 2016 @ 6:30 PM

LOCATION: Town Hall Hearing Room, 367 Main Street 2ND Fl., Hyannis, MA

Scrivener's note: The following minutes are general in nature. For those wanting specific detail on matters heard on this agenda, additional resources are available to you: video-on-demand (free on the Town website at town.barnstable.ma.us), and DVD recordings. Please contact the Conservation Division at 508.862.4093 for assistance.

The meeting was called to order at 6:30 p.m. by Chair F. P. (Tom) Lee. Also attending were Vice-Chair Louise R. Foster, Clerk Dennis R. Houle, and Commissioners John E. Abodeely, Peter Sampou, and Larry Morin. Commissioner Scott Blazis was away.

Conservation Administrator, Darcy Karle, assisted.

[Items were taken out of order, beginning with extension requests, see VI below]

I REQUESTS FOR DETERMINATION

Jack D. & Dale Lippart. Construct flood-compliant single-family dwelling utilizing portions of existing dwelling at 51 B Hawes Ave., Hyannis, as shown on Assessor's Map 323 Parcel 005. **DA-16072**

The applicant was represented by Sean Riley, P.E., of Coastal Engineering.

Issues discussed:

- Project located in land subject to coastal storm flowage only;
- Revised plan should indicate whether existing driveway is to remain shell or be planted as lawn, prior to the issuance of a building permit.

Public comment: Robin Coveney of #57 Hanes Avenue was concerned about not having had enough time to review the project. Commissioner Houle recommended that she contact the town building department.

A motion was made to issue a negative determination: the applicant first to submit a revised plan for the file, indicating the fate of the existing driveway – whether it be shell or lawn.

Seconded and voted unanimously.

Shoestring Properties, LLC. Install utilities and sidewalk; landscaping at 53 South St., Hyannis as shown on Assessor's Map 326 Parcel 125. **DA-16073**

The applicant was represented by Daniel A. Ojala, P.E. of Down Cape Engineering, Inc.

Issues discussed:

- Only a small corner of the project fell within the 100-foot buffer to a coastal bank, otherwise no concerns arose.

(Shoestring, continued)

A motion was made to issue a negative determination.

Seconded and voted unanimously.

Colonial Gas Company. Install approx. 2,130 linear feet of residential gas line from existing main within Main Street westward down Lowell Road, then southwest down Peppercorn Lane to residence at 160 Peppercorn Lane. Approx. 590 linear feet of service line connection will be installed within driveway to residence at 160 Peppercorn Ln., Cotuit as shown on Assessor's Map 004 Parcel 011. **DA-16074**

The applicant was represented by Amanda Crouch-Smith of Tighe & Bond.

Issues discussed:

- Time line for back-filling of trench;
- Any disturbed areas will be revegetated.

Public comment: Paul Everson supported the project.

A motion was made to issue a negative determination.

Seconded and voted unanimously.

II NOTICES OF INTENT

Thomas F. O'Donnell III & Christina Wing. Construct pool and patio; convert existing porch into pool cabana at 25 Oyster Way, Osterville as shown on Assessor's Map 072 Parcel 038-001. **SE3-_____**

A request for a continuance to 12/13/16 was received via Email of 11/29/16.

A motion was made to continue the hearing to 12/13/2016.

Seconded and voted unanimously.

No testimony was taken.

Shoestring Properties, LLC. Demolish existing building; construct multi-family dwelling units, new pavement/parking with on-site drainage; new underground utilities; new sidewalks at 110 School St., Hyannis as shown on Assessor's Map 326 Parcel 121. **SE3-5429**

The applicant was represented by Daniel Ojala, P.E. of Down Cape Engineering.

Exhibits:

A – Section of plan (SE3-3958) showing approved building footprint in front of proposed Shoestring property building.

Issues discussed:

- Unique circumstance with a building approved on a coastal bank located in front of the project being reviewed;
- Commission liked planting pallet, but requested consultation with staff on where plants will actually be located;
- Chair Tom Lee indicated he reviewed the stormwater management plan but indicated existing drainage calculations are missing;
- Site photos prior to construction should be submitted on a large scale project such as this.

(Shoestring, continued)

Correspondence: Email from Bob Hall

A motion was made to approve the project with special conditions: 1) specific planting distribution plan shall be prepared and submitted for the file prior to planting, in consultation with Conservation Agent; 2) a copy of pre-drainage calculations to be submitted to the Chair for his review and comments; 3) prior to start of construction, a work protocol shall be submitted in writing, in consultation with Conservation Agent with pre-construction site photos taken from all angles, submitted as well.

Seconded and voted unanimously.

Joanna Chodes, Tr., Wakeby Road 464 Realty Trust. Demolish/remove existing single-family house; construct/maintain proposed single-family house with attached garage, porch, deck, Title-5 sewage disposal system, driveway, utilities, drainage; all associated clearing, excavation, grading and landscaping at 464 Wakeby Rd., Marstons Mills as shown on Assessor's Map 028 Parcel 005.

SE3-_____

The applicant was represented by Raul Lizardi-Rivera, P.E.

Exhibits:

- A – Revised site plan “Sheet 1” dated 11/28/16
- B – Small color mark-up of section of plan
- C – Elevation drawing dated 11/17/16

Issues discussed:

- Bog area able to hold 7 – 8 inches of water during wet season;
- In NHESP habitat – comments to come;
- Possibility of installation of drywells impacting wetland, reducing water flow;
- Concern with project on steep bank – potential of erosion during and after construction;
- Why a landscape plan would be valuable to reduce concerns regarding construction on a slope in this important habitat area;
- Plan should indicate which trees are to remain and understory vegetation.

Public comment:

- Ray Bartlett of 502 Wakeby Road had concern with location and size of structure, and possible impact to wetland resource wildlife

A motion was made to continue the hearing to December 27, 2016.

Seconded and voted unanimously.

Shoreline Pools. Construct patio with fire pit, pool apron, retaining walls and stairway; resurface existing pool; relocate existing pool fence, and landscape at 65 Starboard Ln., Osterville as shown on Assessor's Map 165 Parcel 126. **SE3-_____**

The applicant was represented by Lynne Hamlyn of Hamlyn Consulting.

No issues arose.

A motion was made to approve the project with special conditions.

Seconded and voted unanimously.

III AMENDED ORDERS

Robert Perriello & Margarita Garriga. Request to amend Order of Conditions **SE3-5418** by relocating proposed porch from northwesterly side of dwelling to northeasterly side, in area of approved proposed deck at 166 Bay Shore Rd., Hyannis as shown on Assessor's Map 315 Parcel 083.

The applicant was represented by Daniel Ojala, P.E. and Andrew Garulay.

No concerns arose.

A motion was made to approve the amended order, as submitted.

Seconded and voted unanimously.

IV CONTINUANCES

Michael Prentiss. Construct new single-family dwelling (guest house) with site preparation, utilities and landscape appurtenances, vista pruning, and poison-ivy control at 18 Sand Pt. & 136 North Bay Rd., Oyster Harbors, Osterville as shown on Assessor's Map 073 Parcels 019-001 & 019-002. **SE3-5427**

The applicant was represented by Arlene Wilson, P.W.S. and David Hawk of Hawk Design.

Exhibits:

A – Revised plan dated 11/22/16

[Commissioner Abodeely was not part of quorum, as he left the meeting at this point]

Issues discussed:

- Revised plan dated 11/22/16 (Exhibit A) addressed issues raised by Commission at prior hearing;
- Clarification as to why poison ivy control requested;
- Path to water will be mowed now;
- Location of vista pruning corridor to be submitted at a later date as a revised plan request.

A motion was made to approve the project with special conditions: 1) vista pruning approved, but location of corridor to be submitted as a revised plan once structure is completed, and prior to vista site visit with staff.

Seconded and voted unanimously.

William J. & Michele L. Landes. Construct and maintain a timber pier at 1424 Main St., Cotuit as shown on Assessor's Map 017 Parcel 012. **SE3-5426**

A request for a continuance to December 13th was received via Email.

A motion was made to continue the hearing to December 13, 2016.

Seconded and voted unanimously.

No testimony was taken.

V CERTIFICATES OF COMPLIANCE

A. Hostetter SE3-4544 (coc.ez) construct addition, patio, & porch *
at 80 Blue Heron Drive, Osterville – unnamed stream

(Hostetter, continued)

A motion was made to approve the certificate.

Seconded and voted unanimously.

VI EXTENSION REQUESTS

Project type:

Time requested:

A. Egan SE3-4853
41 Cockachoiset Ln., Osterville

pier, dredging

1st Request; 3 years

The applicant was represented by Charles (Chuck) Rowland of Sullivan Engineering & Consulting.

The request was made for this evening hearing so that the matter could be discussed and a permit issued prior to the expiration date of the project.

A motion was made to approve a three-year extension.

Seconded and voted unanimously.

VII MINUTES FOR APPROVAL

A. November 8, 2016

A motion was made to approve the minutes, as amended.

Seconded and voted unanimously.

B. November 15, 2016

A motion was made to approve the minutes as submitted.

Seconded and voted unanimously.

A motion was made to adjourn.

Seconded and voted unanimously.

The time was 8:13 p.m.