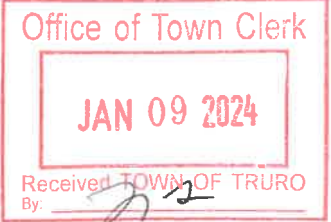




**TOWN OF TRURO
CONSERVATION COMMISSION**
P.O. Box 2030
Truro MA 02666-0630



Conservation Commission Meeting Minutes: December 4, 2023

Commissioners Present: Chair Carol Girard-Irwin; Vice Chair Linda Noons-Rose; Commissioners Clint Kershaw & Bob White; **Absent:** Diane Messinger **Others Present:** Emily Beebe, Conservation Agent; Courtney Warren, Assistant Conservation Agent.

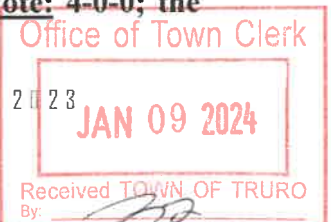
This was a remote meeting. Vice Chair Linda Noons-Rose called the meeting and public hearings to order at 5:03 pm and provided the virtual meeting instructions.

Request for Determination of Applicability: 43 Ryder Beach Road, Noel O'Connell: one-to-one replacement of a deck; Barrier Beach, Coastal Dune, Land Subject to Coastal Storm Flowage. (Map 63, Parcel 19) Owner Vince O'Connell described the project as a 1:1 replacement needed to repair a deck. Commissioner Bob White asked if the digging for the pre-cast supports could be done by hand. Vince O'Connell answered yes and noted that all digging would be under the existing deck where there is no vegetation. Commissioner Linda Noons-Rose asked about construction access, which would be from the driveway. Chair Carol Girard-Irwin suggested a condition that disturbed areas be replanted. There was a discussion about the very healthy dune and a condition was suggested that when the footpath needs replacement that a seasonally removable walkway be used. **Motion:** Commissioner Clint Kershaw moved for approval of the request with conditions; **Second:** Chair Carol Girard-Irwin; **Vote:** 4-0-0; the motion passed.

Notice of Intent: 522 Shore Road, Sutton Place Condominium (SE#75-1187): coastal stabilization; Barrier Beach, Coastal Dune, and Land Subject to Coastal Storm Flowage. (Map 7, Parcel 8) This matter was continued from 11/6/2023. Representative Stan Humphries shared a photo of existing conditions with a schematic titled "figure 1" showing the proposed locations of the coir logs, coir envelopes, and sand nourishment. Sand fencing is proposed to direct pedestrian access. The Agent asked Mr. Humphries to provide more detail with distances between the front of the cottages and the fencing. Commissioner Clint Kershaw suggested that the dune should be 3 to 4 feet higher than the top of the fencing. lengthy discussion followed about enlarging the dune restoration. Commissioner Linda Noons Rose suggested that moving the dune restoration further landward should be evaluated. There were questions about the proposed dune heights, volume of sand, and how to keep the sand in place on the waterside during storms. Chair Carol Girard-Irwin also asked specifically how foot traffic would get to the beach. It appeared that more information about the pros/cons of the different dune restoration options and volumes of sand was needed. Stan Humphries asked for a continuation to January 8, 2024, and will discuss with the Agent as needed before the next meeting. Between the motion and the second, abutter Marie Belding asked whether the fence would be extended to the Ebbtide property line. This was never proposed. **Motion:** Commissioner Clint Kershaw moved to continue the matter until the January 8, 2024, meeting. **Second:** Chair Carol Girard-Irwin; **Vote:** 4-0-0; the motion passed.

Notice of Intent: 432 Shore Road Unit 8, Travis & Anne Zukowski (Map 9, Parcel 8.8) **(DEP SE#75-1191)**: Proposal to remove and remodel existing condominium building, install a FEMA compliant foundation and two additions to footprint; Barrier Beach, Coastal Dune, Land Subject to Coastal Storm Flowage. John O'Reilly and Andrew Philbrook, builder, described the proposal to elevate the replacement structure 2.5 above the existing grade. The structure is not in the velocity zone. Commission Chair Carol Girard-Irwin was concerned about the increase in size in the flood plain with little to no mitigation proposed. Vice chair Linda Noons-Rose asked about using roll-up walkways instead of the concrete walkway as mitigation, but one provides access for a neighboring unit and the other is needed for access into the building. She also asked John O'Reilly for clarification on the plans as only one set had been updated, making it difficult to determine what was being requested. The Agent asked Mr. O'Reilly to clarify what mitigation was proposed and noted that under the by-law the Commission looks at cumulative impact. Vito Moreno, trustee with Wind & Wave condominiums, expressed concerns about the height of the proposed replacement structure, but Vice chair Linda Noons-Rose reminded him that height is not in the purview of the Commission. He also stated that the association paperwork had been amended to allow cottages to be squared off. Commissioner Bob White was concerned about any increase of the building in the flood zone and wanted to see revised plans. The Agent asked if they had filed with ZBA yet to which John O'Reilly stated that he did not believe so. Commissioner Bob White suggested that more elevations should be included on the plans and that structures that are being removed should be taken off the plan rather than just crossed off. Chair Carol Girard-Irwin asked if there was an alternative to elevate and not expand. Mr. O'Reilly was not prepared to discuss that at this meeting and asked if any expansion would be a hard stop or if it was just that the mitigation was not sufficient. Except for one Commissioner, the Commission was unified in their concern about the cumulative effect of expansion. Mr. O'Reilly asked for a continuance until the January 8, 2024, meeting. **Motion: Commissioner Clint Kershaw moved to continue the hearing until January 8, 2024; Second: Commissioner Bob White; Vote: 3-0-1 (Commissioner Linda Noons-Rose abstained); the motion passed.**

Notice of Intent: 2 Ryder Hollow Rd, Bradley & Kimberly Bernstein (SE#75-1192): addition and septic upgrade; Land Subject to Coastal Storm Flowage, Buffer Zone to a Coastal Bank (Map 63, Parcel 14) Laura Schofield described the proposal for a small addition and septic upgrade to an existing dwelling within the buffer zone to the Coastal Bank. The small, single-story addition will be on the side of the home furthest from the resource area. Proposed mitigation includes removal of invasive plants and revegetation with beach grass, bearberry and other native species. Additionally, the most important environmental benefit is that the new septic system will be a Nitroe® enhanced innovative/alternative system. The Commissioner Clint Kershaw asked about the drywell sizing. Laura Schofield described what they plan to use and the sizes. The Agent asked about the gully erosion on the south side of the property. The Commissioners discussed adding a condition that gutters and downspouts to drywells be added to the existing structure as well as to the addition. Laura Schofield said that the outdoor shower was being removed for now and that the applicants would return to the Commission when they decide on a location. **Motion: Commissioner Carol Girard-Irwin moved to approve the Notice of Intent with conditions; Second: Commissioner Clint Kershaw; Vote: 4-0-0; the motion passed.**



Field Change: Herring River/Old County Rd borings; SE#75-1144, Herring River Restoration. Additional borings are required prior to commencing work to elevating Old County Road. **Motion:** Commissioner Clint Kershaw moved to accept the field change; **Second:** Commissioner Bob White; **Vote:** 4-0-0; the motion passed.

Field Change: 423 Shore Rd, SE# 75-1162. This field change allows a slight change in grading to accommodate the curb cut application for the property. **Motion:** Commissioner Clint Kershaw moved to approve the field change; **Second:** Chair Carol Girard-Irwin; **Vote:** 4-0-0; the motion passed.

Administrative Reviews (AR): (1) 618 Shore Rd U:6 install pervious patio in accordance with previously approved Order of Conditions. **Motion:** Commissioner Clint Kershaw moved to approve the AR review request. **Second:** Chair Carol Girard-Irwin; **Vote:** 4-0-0; the motion passed.

Commissioner Clint Kershaw moved to adjourn the meeting; **Second:** Commissioner Bob White; **Vote:** 4-0-0; the motion passed.

The meeting was adjourned at 6:55 PM.

Respectfully Submitted by Courtney Warren CW

