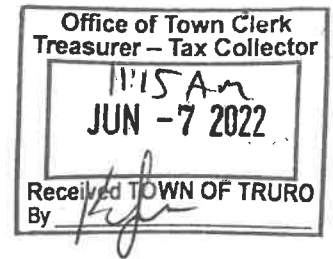




**TOWN OF TRURO
CONSERVATION COMMISSION**

P.O. Box 2030
Truro MA 02666-0630



Conservation Commission Meeting Minutes: February 7, 2022

Commissioners Present: Chair Carol Girard-Irwin, Linda Noons-Rose, Bob White & Larry Lown **Absent:** Diane Messinger **Present:** Conservation Agent Emily Beebe
The Chair called the meeting and public hearings to order at 5:06 and provided instructions for the virtual meeting.

Emergency Certification 133 South Pamet Road:

The property owner Tom Dennis was on call. The Agent explained that the emergency certification was needed to allow equipment on the beach, and to move the house from the pilings and transfer it temporarily onto cribbing. Chair Commissioner Girard Irwin explained that the commission had conducted a site visit earlier that day and commended the clean-up done since the storm.

Motion: Commissioner Bob White moved to approve and ratify the emergency certification.

Second: Commissioner Linda Noons Rose; **Vote:** 4-0-0: the vote was unanimous, and the motion passed.

There was brief discussion with Mr. Thomas Dennis regarding the project at 133 South Pamet Road. Mr. Dennis explained that during the storm they lost 54 feet of dune which made the situation so dire. Commissioner Larry Lown asked whether a new septic system would be installed when the building is relocated. Mr. Dennis stated that a plan to address the septic was in design. Commissioner Bob White was impressed by the cleanliness of the site.

Notice of Intent: 590 Shore Road, Big Monkey LLC; SE# 75-1130: The applicants requested a continuance for the March 7, 2022, Conservation Committee Meeting.

Motion: Commissioner Bob White moved to approve the continuance

Second: Commissioner Linda Noons- Rose; **Vote:** 4-0-0; the vote was unanimous, and the motion passed.

Notice of Intent: 494 Shore Rd: The applicants requested a continuance for the March 7, 2022, Conservation Committee Meeting. **Motion:** Commissioner Linda Noons-Rose moved to continue the matter; **Second:** Commissioner Bob White; **Vote:** 4-0-0 the vote was unanimous, and the motion passed.

Notice of Intent: 72 Depot Road; SE# 75-1125: The applicants requested to withdraw without prejudice. **Motion:** Commissioner Linda Noons Rose moved to approve the withdrawal; **Second:** Commissioner Larry Lown; **Vote:** 4-0-0; the vote was unanimous, and the motion passed.

Request for Determination of Applicability: 41 Fisher Rd: Steve Phillips was on the call to represent the project, a proposal to add a free-standing studio office which would be located to the north of the existing dwelling. Mr. Phillips submitted a sketch indicating the 100-foot buffer zone to a wetland and indicated that a small corner of the property is located inside the buffer zone, which might change the plans they originally had. The Agent described the resource areas differently, to include a salt marsh, and flood plain that intercepts the slope below the developed area of the property, and a Coastal Bank. The Agent suggested that a proper delineation be completed and shown on a site plan in order for the Commission to understand the resource areas potentially impacted by the project. Mr. Phillips agreed to submit a new delineation and requested a continuance.

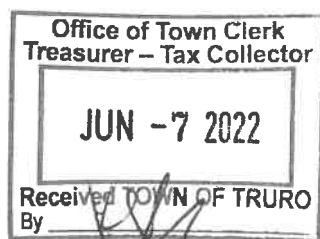
Motion: Commissioner Bob White moved to continue the matter to the April 4th Conservation Commission Meeting. **Second:** Commissioner Linda Noons-Rose; **Vote:** 4-0-0; the vote was unanimous, and the motion passed.

Request for Determination of Applicability: 630 Shore Rd, Unit 9: Chantal Sarmanoukian was on the call to present the request. They requested expansion of their deck by 25% a portion of it would be cantilevered and they offered to plant beachgrass in the immediate area for mitigation. The chair asked why the homeowner couldn't just replace the deck one-to-one, therefore causing less disturbance to any resource area. The Agent stated that expansion in the flood plain is not allowed without a variance request and a Notice of Intent. The Chair agreed and suggested that the fee for the RDA would be applied towards the Notice of Intent filing fee. The Chair stated that the homeowners had already gained approval for a one-to-one replacement of the existing deck, which they could move forward with that if they wanted to, but an expansion would require filing a Notice of Intent with a variance request. **Motion:** Commissioner Bob White moved to continuance the matter until March 7. **Second:** Commissioner Linda Noons Rose; **Vote:** 4-0-0; the vote was unanimous, and the motion was passed.

Notice of Intent: 538 Shore Rd, Ebttide Condominiums:

Paul Shea was on the call to represent the request. He summarized the proposed plans as the demolition of the existing buildings and the construction of 3 new buildings on pilings located further from MHW. The project included upgrade of the septic system. Gary Locke from William Rogers engineering was present to describe the details of the construction and septic system. Mr. Locke provided the size of the buildings: building #1 at 504 sf of living space and 213 sf deck; building #2 at 710 sf of living space (expanding slightly from the original footprint) and 102 sf of deck; building #3 a 1102 sf of living space and 502 sf of deck. The decks will be on pilings.

Commissioner Bob White requested elevations from the representatives. Commissioner Linda Noons-Rose asked how far the buildings would be relocated from their original locations. Mr. Locke listed the distances: building #1 proposed 9 feet; building #2 proposed 12 feet; building #3 proposed 21.5 feet. Chair Girard-Irwin asked about a planting plan to implement mitigation. Paul Shea stated he would be willing to incorporate plantings where possible for mitigation. The Agent suggested that they would need an access plan from the road to accommodate the easement for Sea Song Condominiums, and a Coastal Dune maintenance plan. An abutter from Sea Song, Bettyann Amaral, expressed concern about their access to the beach during the construction of the project and stated they did not want to be a barrier beach. Attorney Ben Zehnder was available to represent the abutters at 542 Shore Road that are directly



adjacent to the project. He expressed concern that the buildings would be expanded and requested more documentation to better evaluate and understand the proposed project. Abutter, Marie Belding, expressed concern over the impact that the construction and the installation of the pilings would have on the environment, the proximity between the proposed buildings, and the water going out over Route 6 to meet East Harbor. There was a letter from Stan Humphries on behalf of Sutton Place that was emailed to the Commissioners. The letter expressed concern about potential erosion of the Coastal Dune on the adjacent property owned by Sutton place, and the need for the project to provide information about the existing and proposed dune elevations on the site, the volumes of sand needed to maintain a dune annually, and a monitoring plan for a Coastal Dune.

The Agent suggested a condition that restricts construction to a certain time of year.

Documents requested for the next meeting include detailed construction plans, a plan to restore and maintain the coastal dune, a detailed construction protocol and schedule, a planting plan, and an access plan. **Motion: Commissioner Linda Noons-Rose moved to continue the request to the March 7 Conservation Committee meeting. Second: Commissioner Larry Lown; Vote: 4-0-0; the vote was unanimous, and the motion passed.**

Request for Determination of Applicability: 6 Francis Rd: Jason Ellis was on the call to describe the project, which is a cesspool upgrade. The house is unique because a lot line separates the house in two. At this time, the house is owned by the same family.

Motion: Commissioner Larry Lown moved to approve the request as a Negative 3; Second: Commissioner Linda Noons Rose; Vote: 3-0-1, Commissioner Bob White abstained; the motion carried.

Request for Determination of Applicability: 45 Corn Hill Rd, Rose Investment Trust Jason Ellis presented the request for the cesspool upgrade. The existing cesspool would be filled. The new septic tank and pump chamber would be water-tight. Commissioner Bob White stated that the extent of the work-limit seemed excessive behind the house and that beach grass and plantings should be added to restore the site after disturbance. The Agent requested creating a work-limit with construction fencing. **Motion: Commissioner Bob White moved to approve the request under the condition of receipt of a planting/restoration plan, under a negative 3 determination; Second: Commissioner Larry Lown Vote: 4-0-0; the vote was unanimous, and the motion passed.**

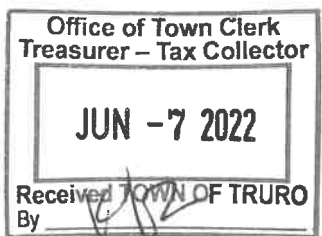
Administrative Review Permit requests: Due to the amount of tree work needed after the recent winter storms, the following applicants requested extensions to their previously approved applications: 51 Depot Rd and 3 Carr Ln: 30-day extension request;

Motion: Commissioner Linda Noons-Rose moved to approve:

Second: Commissioner Larry Lown; Vote: 4-0-0; the vote was unanimous, and the motion passed.

Request for Certificate of Compliance: 29 Perry Rd, #75-1016: Motion: Larry Lown moved to continue the request; Second: Bob White; Vote: 4-0-0; the vote was unanimous, and the motion passed.

Minutes: September 2021, October 2021, November 2021



The minutes were discussed but not voted.

**Commissioner Larry Lown moved to adjourn
Seconded by Bob White.**

Respectfully Submitted,

Nina Richey

