



**TOWN OF TRURO
CONSERVATION COMMISSION**

P.O. Box 2030
Truro MA 02666-0630

Conservation Commission Meeting Minutes: May 1, 2023

Conservation Commissioners Present: Vice Chair Linda Noons-Rose; Conservation Commissioners Larry Lown, Diane Messinger & Clint Kershaw. **Absent:** Chair Carol Girard-Irwin & Conservation Commissioner Bob White. **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 5:13 and provided the virtual meeting instructions.

Notice of Intent: 706 Shore Road, Maria Kuliopolus (SE#75-1169): electrical trench; Coastal Dune, Barrier Beach, Land Subject to Coastal Storm Flowage (Map 1, Parcel 5) Maria Kuliopolus, the owner of the White Sands Motel, represented her own project. The project consists of bringing in a new electrical service which will be installed by Eversource. The Conservation Agent added that she had reviewed the application and it was a straightforward utility request that could be conditioned. **Motion: Conservation Commissioner Diane Messinger moved to approve the Notice of Intent with the condition that no new lawn areas be created, and all disturbed areas would be replanted.**

Second: Conservation Commissioner Linda Noons-Rose; Vote: 4-0-0; the motion passed.

Request for Determination of Applicability: 19 South Pamet Road, Sebastian Snow: confirmation of delineations; Coastal Bank, Bordering Vegetated Wetland (Map 51, Parcel 95): The applicant requested a continuance to the June 5, 2023 meeting. **Motion: Conservation Commissioner Clint Kershaw moved to continue the matter to June 5, 2023; Second: Diane Messinger; Vote: 4-0-0; the motion passed.**

Request for Determination of Applicability: 21 South Pamet Road, Sebastian Snow: confirmation of delineations; Coastal Bank, Bordering Vegetated Wetland (Map 51, Parcel 36) The applicant requested a continuance to the June 5, 2023 meeting. **Motion: Conservation Commissioner Clint Kershaw moved to continue the matter to June 5, 2023; Second: Diane Messinger; Vote: 4-0-0; the motion passed.**

Notice of Intent: 38 Fisher Road, Kimberly Chester (SE#75-1168): Title 5 upgrade & addition to dwelling; Coastal Bank, Salt Marsh, Land Subject to Coastal Storm Flowage (Map 53, Parcel 35) Paul Shea from Environmental Consultants was representing the project, and it as the upgrade of a cesspool to a new Title 5 septic system with an Advantex innovative/alternative system. The resource areas include the salt marsh across the road, a Coastal Bank, and Land Subject to Coastal Storm Flowage. **SEP 14 2023**

Linda Noons-Rose stated that the cesspool upgrade is a definite improvement. The Conservation Agent noted that this project will require zoning approval and asked where the equipment would access the property. Paul Shea responded that they are planned to use the existing shell driveway as access. The Conservation Agent asked if permission from the abutting property owners had been obtained to use the existing shell driveway since it was on the abutters lot. She added that the Conservation approval will have to be continued until a Zoning Board application has been submitted. Nancy Rubin, an abutter to the property, wanted to add on the record that she is glad the applicants are upgrading their septic system; however, she is concerned about her well which is 35 feet from the property line and her well does not appear on the proposed septic plan. The abutter also wanted to know what the pumping schedule would be for the new septic system and what mitigation plans were being proposed once the project is completed. A continuance was requested until the June 5, 2023, meeting. **Motion: Conservation Commissioner Diane Messinger moved to continue the matter to June 5, 2023; Second: Vice Chair Linda Noons-Rose; Vote: 4-0-0; the motion passed.**

Notice of Intent: 40 Corn Hill Road, Jonathon Curtis & Susan Goldstein (SE#75-1170): Install underground electrical line; Barrier Beach, Coastal Dune, Coastal Banks, Land Subject to Coastal Storm Flowage (Map 45, Parcel 118 & Map 49, Parcel 17) Stan Humphries from Environmental Consulting and Chris Dio from Cape Associates were on the call representing the project. Stan Humphries described the resource areas and described the project as the installation of an underground electrical line from an existing electrical pole. Vice Chair Linda Noons-Rose asked what kind of machine would be used to dig the electrical trench. Chris Dio responded that a small excavator would be used. Stan Humphries added that all disturbed areas will be stabilized and planted with an approved conservation seed mix. The Conservation Agent suggested adding a condition to allow for a temporary irrigation system to support the plantings. **Motion: Conservation Commissioner Diane Messinger moved to approve the Notice of Intent with conditions; Second: Conservation Commissioner Larry Lown; Vote: 4-0-0; the motion passed.**

Notice of Intent: 544 Shore Road, Beach Townhomes Condominium Trust (SE#75-1171): install bulkhead; Barrier Beach, Coastal Beach, Coastal Dune, Land Subject to Coastal Storm Flowage (Map 7, Parcel 5) Brian Madden from Environmental Consultants was on the call and requested a continuance until the June 5, 2023, Conservation meeting. The Conservation Agent read into the record the abutters' concerns, and she also mentioned that the letters would be available on the town's website for the public to review. **Motion: Vice Chair Linda Noons-Rose moved to continue the matter to June 5, 2023; Second: Conservation Commissioner Clint Kershaw; Vote: 4-0-0; the motion passed.**

Notice of Intent: 2 Katherine Road, Andrew & Marian Carboy: small addition, rebuild porch & fencing; Coastal Bank, Land Subject to Coastal Storm Flowage (Map 59, Parcel 52) Angela Tanner represented Crawford Land Design and described their proposal. The existing house and most of the proposed project are within the buffer

TOWN OF TRURO

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Notice of Intent: 3 Corn Hill Path, Gerald & Marlene Talbot (SE#75-1172): beach access staircase; Coastal Beach, Coastal Dune, Land Subject to Coastal Strom Flowage, Coastal Bank, (Map 45, Parcel 24) Ben Zehnder and representatives from Coastal engineering (CEC) and Blue Flax were on the call. He described the project and the stability of the coastal bank in the area and stated that none of the neighboring staircases have been shown to have had any serious impact on the coastal bank. Todd Turcotte from CEC explained that they developed a new plan to eliminate the concerns expressed by the Conservation Commission last year when an different plan for beach access stairs was presented. They propose using 2 cranes to lift the pre-constructed elements of the deck into place and limit impact to the coastal bank. He described the materials that would be used for the stairs and that they would be supported by helical anchors installed with a crane. The daily work schedule would be tide dependent. After the installation they are proposing a dune restoration plan which was presented by Theresa Sprague from Blue Flax Design. The coastal bank is well vegetated and well stabilized with some invasive species that are not widespread. Any disturbed areas will be revegetated, and drip irrigation installed. Japanese Black Pine will be flush cut. Stan Humphries mentioned that the Coastal Bank has not been eroding dramatically and seems to be revegetating itself over the years. The Conservation Agent asked about whether the sand for the toe would be delivered across the beach or over the top of the bank, also, how the helical anchors would be installed, and then suggested a site visit to better understand the impact of the project. Conservation Commissioner Larry Lown asked where access would be obtained to the beach. Vice Chair Linda Noons-Rose suggested continuing the matter until all the Conservation Commissioners were present. The applicant agreed and requested a continuance to the June 5, 2023, meeting. **Motion: Conservation Commissioner Clint Kershaw moved to continue the matter to June 5, 2023; Second: Vice Chair Linda Noons-Rose; Vote: 4-0-0; the motion passed.**

Notice of Intent: 6 Castle Road, Pamela Blair: vegetation management; River Front, Coastal Bank (Map 50, Parcel 146) No file number had been assigned to the project, and the applicant requested a continuance to the June 5, 2023, meeting. **Motion: Conservation Commissioner Clint Kershaw moved to continue the matter to June 5, 2023; Second: Vice Chair Linda Noons-Rose; Vote: 4-0-0; the motion passed.**

Administrative Reviews: (1) 23 Bayview Road: beach stair replacement; extension request; (2) 372 Shore Road: beach stair replacement. (3) 510 Shore Road, U: B: 1:1 deck replacement; (4) 482 Shore Road: sand nourishment; (5) 209 Shore Road: annual beach raking; (6) 655 Shore Road: 1:1 location replace split rail fence with other
Motion: Vice Chair Linda Noons-Rose moved to approve all the Administrative Reviews except for 209 Shore Road, which needs more information. Second: Conservation Commissioner Diane Messinger Vote: 4-0-0; the motion passed.

Vice Chair Linda Noons-Rose moved to adjourn the meeting.
Second: Conservation Commissioner Clint Kershaw; Vote: 4-0-0.

The meeting was adjourned at 8:17 PM.

Respectfully Submitted by Nina Richey

TOWN OF TRURO

SEP 14 2023

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zone to a Coastal Bank. The proposed project is within the already developed footprint and landscaping and includes additions and interior renovations and creation of a patio area and reconstructing the retaining walls. The proposal suggests removal of invasive plants and revegetation with native plants. Conservation Commissioner Clint Kershaw commented that the word "optional" was noted numerous times on the plan in connection with the plantings and he suggested that the Conservation Commission needed to know what was proposed- not what might be done. Vice Chair Linda Noons-Rose stated that the amount of optional and proposed mitigation was minimal compared to the proposed development. Jen Crawford from Crawford Land Design was on the call and asked for some guidance for an acceptable mitigation plan. Angela Tanner reviewed the proposed mitigation coverage calculations with the Conservation Commission including the decrease in impervious surface and increase in pervious surfaces. The Conservation Agent added that the Conservation Commission generally looks to see that mitigation exceeds the amount of new hardscape or structure proposed, and that describing the plantings as optional offered no guarantee. The applicant requested a continuance to the June 5, 2023, meeting. **Motion: Conservation Commissioner Diane Messinger moved to continue the matter to June 5, 2023; Second: Commissioner Clint Kershaw; Vote: 4-0-0; the motion passed.**

Notice of Intent: 494 Shore Road, Sharon Santangelo (SE# 75-1173): "After the fact" replacement of deck & shed; Barrier Beach, Coastal Dune, Land Subject to Coastal Strom Flowage (Map 8, Parcel 21) Property owner Sharon Santangelo was on the call to explain that her shed and deck were damaged during a winter storm and became hazards that could not be repaired. Her contractor removed the damaged deck and started to do the framing for the shed before the owner applied for any of the required permits. Conservation Commissioner Clint Kershaw remarked that the new shed and deck that are proposed appear to be larger than the original shed and deck that are being replaced. Sharon Santangelo explained that they would expand the deck and the shed is sized larger, but she would propose mitigation plantings, specifically sea grass to compensate for the expanded areas. Conservation Commissioner Clint Kershaw noted that the plans indicated that the existing shed was 4 x 8 feet, and the new shed is now 16 x 8 feet. Vice Chair Linda Noons-Rose wanted to know what the proposed mitigation planting square footage was and whether the Sono tubes had been recently replaced because they appeared to be new. The Conservation Agent added that the deck was in the velocity zone and therefore expansion of it is not allowed. The owner said that her contractor had reinforced the old Sono tubes that had been damaged during the storm. The Conservation Commissioners agreed that the deck would not be allowed to be expanded because of its location in the velocity zone, and that a solid mitigation plan was required for them to consider the expansion of the shed. Laura and Michael Keegan, abutters to the property, added a comment regarding the deck. Conservation Commissioner Diane Messinger stated that she would feel more comfortable approving a one-for-one replacement of the shed. The Conservation Agent suggested removing some structures on the property for mitigation purposes. Sharon Santangelo suggested that she could remove her pavement walkway from the generator to the house. Sharon Santangelo stated that she would like to work on a redesign of the plan and requested a continuance to the June 5, 2023, meeting. **Motion: Conservation Commissioner Clint Kershaw moved to continue the matter to June 5, 2023; Second: Chair Linda Noons Rose; Vote: 4-0-0; the motion passed.**

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