



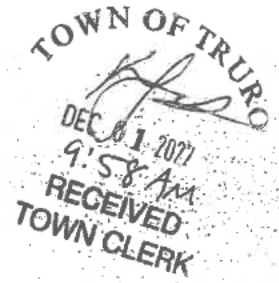
# TOWN OF TRURO

Conservation Commission

## PUBLIC MEETING AGENDA

Monday, December 5, 2022

Meeting start time 5:00



## Remote Meeting Access Instructions

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the Town's web site on the "Truro TV Channel 18" button under "Helpful Links" on the homepage. Once the meeting has started, click on the green "Watch" button in the upper right of the page. To provide comment during the meeting, please call-in toll free at 1 877 309 2073 and enter the following access code when prompted: 464-567-165 # To join this meeting from your computer, tablet or smartphone: <https://global.gotomeeting.com/join/464567165> Please note that there may be a slight delay (15-30 seconds) between the meeting and the live-stream (and television broadcast). If you are watching the meeting and calling in, please lower the volume on your computer or television during public comment so that you may be heard clearly. We ask that you identify yourself when calling in; citizens may also provide public comment for this meeting by emailing the Conservation Agent at [eebebe@truro-ma.gov](mailto:eebebe@truro-ma.gov) with your comments.

**PUBLIC HEARINGS:** The Truro Conservation Commission holds the following public hearings in accordance with the provisions of MGL Ch. 131, s. 40, the Wetlands Protection Act and the Truro Conservation Bylaw, Chapter 8:

1. **Notice of Intent: 25 Knowles Heights Road, Peter Casperson (SE# 75-1158):** sand drift fence, beach nourishment & beach grass plantings; Coastal Beach, Land Subject to Coastal Storm Flowage. (continued from 10/3/2022)
2. **Notice of Intent: 6 River View Road, Elizabeth & Robert Morrison (SE# 75-1154):** construction of a single-family residence; Buffer Zone to a Coastal Bank, Riverfront Area. (Map 50, Parcel 267) (continued from 11/7/2022) (The applicant has requested a continuance to January 9, 2023)
3. **Notice of Intent: 33 Black Pond Road, Catherine Shainberg:** two additions; Buffer zone of a Bordering Vegetated Wetland. (Map 61, Parcel 12) (continued from 11/7/2022)
4. **Notice of Intent: 2 Marian Lane, Paul & Nancy Fenichel:** construction of a new deck & screen porch; Coastal Bank. (Map 50, Parcel 47) (continued from 11/7/2022)
5. **Notice of Intent: 4 Pavomet Lane; 4, 6&23 Corn Hill Landing; 2&3 Corn Hill Path, Rob Berman, (SE#75-1159):** reconstruction & maintenance of sand drift fence; Coastal Dune, Land Subject to Coastal Storm Flowage (Map 45, Parcel 18, 19, 24, 25, 28 & 32) (continued from 11/7/2022)
6. **Notice of Intent: 63 Head of the Meadow Road, Jay Merchant (SE# 75-1160):** construction of a deck & mitigation; Buffer Zone to a Coastal Bank. (Map 3, Parcel 33)
7. **Notice of Intent: 6 Baker Lane, Richard & Jill Meyer (SE#75-1161):** demo/rebuild single family home, upgrade septic system, mitigation; Buffer Zone to a Coastal Bank, Bordering Vegetated Wetland & Land Subject to Coastal Storm Flowage. (Map 50, Parcel 272)
8. **Request for Determination of Applicability: 28 Great Hills Rd, Kathleen Ordonez:** remove and replace existing deck & footings; Buffer Zone to a Coastal Bank, Riverfront Area. (Map 49, Parcel 30)
9. **Request for a Determination of Applicability: 41 Fisher Rd, Peter Tufano:** addition to dwelling; Coastal Dune & Land Subject to Coastal Storm Flowage. (Map 53, Parcel 28)
10. **Administrative Reviews:** (1) 2 Meetinghouse Rd: 30-day extension request for tree work; (2) 4 River View Rd: tree trimming/cutting; (3) 19 Bay View Rd: 1:1 stair replacement and deck boards (60-day request); (4) 26 Pond Rd: 1:1 deck board/railing replacement/removal of street side deck (60-day request)
11. **Request for COC:** 20 Pilgrims Path, SE#75-1042
12. **Minutes:** September 2022, October 2022
13. **Discussion on the presentation of Truro's Housing Production Plan**

**Site visits:** Commissioners will meet at Town Hall on Monday, 12/5/2022, at 10:00 AM and proceed to:

- 1.) 28 Great Hills Rd;
- 2.) 6 Baker Ln;
- 3.) 20 Pilgrim's Path;
- 4.) 63 Head of the Meadow Rd

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**Arozana Davis**

**From:** David Lyttle <davidlyttle@ryder-wilcox.com>  
**Sent:** Wednesday, November 30, 2022 7:48 AM  
**To:** Emily Beebe  
**Cc:** Arozana Davis  
**Subject:** RE: Morrison - 6 River View Road SE 75-1154

Hi Emily

The Morrison's are still working with the Homeowners Assoc. to get approval for their design, the end result will be an improvement from what was originally presented to the Conservation Commission. Please let this email serve as a request for one more continuance and we apologize to the Commission for the delays.  
Thank you, David

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**From:** Emily Beebe [mailto:EBeeBe@truro-ma.gov]  
**Sent:** Tuesday, November 29, 2022 3:47 PM  
**To:** David Lyttle  
**Cc:** Arozana Davis  
**Subject:** RE: Morrison - 6 River View Road SE 75-1154

Hi David,  
Do you have any materials for the Dec 5 packet?  
Thanks  
Em

**From:** David Lyttle <davidlyttle@ryder-wilcox.com>  
**Sent:** Thursday, November 3, 2022 9:12 AM  
**To:** Emily Beebe <EBeeBe@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>  
**Subject:** Morrison - 6 River View Road SE 75-1154

Good morning Emily & Arozana

Please let this email serve as a request for continuing subject hearing to December 5<sup>th</sup>. We are still working on some changes to the location of the dwelling which I expect the Commission will look more favorably on.

Thank you, David

David A. Lyttle, P.L.S.  
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OCT 27 2022

## 63 Head of The Meadow Road, Truro

### Project Narrative

#### Existing Site Conditions

The site is a 5.9-acre residential lot in North Truro. The lot is bordered by Cape Cod National Seashore property on all sides, and the seaward side of the property is within the buffer area to a coastal bank and coastal dune. The east side of the property transitions to an area of coastal dune along the seaward edge of the property. The coastal bank adjacent to the property is well vegetated and very stable. An area of coastal dune exists seaward of the toe of the coastal bank. This coastal dune area is approximately 160' wide. The beach area seaward of the coastal dune is approximately 260' wide. The coastal bank is very steep and uniform along most of the site. One lower section of coastal bank exists just to the west of the existing dwelling. A profile transect was taken in this location to confirm the top of bank per MASS DEP's Coastal Bank Policy 92-1.

The site contains an existing residential home which was built in the 1950's prior to creation of the Cape Cod National Seashore. The house and yard area are approximately 130' from the top of the coastal bank. Numerous foot paths exist throughout the parcel. The lot includes a 10' wide easement to the water.

#### Proposed Project

The proposed work involves the construction of a 14 x 14 deck platform within the buffer area to a coastal bank. The proposed deck will be constructed in an area that has been previously altered and includes a small retaining wall, a bench, a small seating area and a 140' long pathway. This area is currently used by the owners of the property and will continue to be used in the future. The goal of constructing an elevated deck platform in this location is to minimize and mitigate potential disturbance to this area by keeping all activity contained to this elevated deck platform. This will help reduce erosion and reduce impacts to existing vegetation in this area. The creation of a shorter 45' long path to access the deck will allow the existing 140' pathway to be abandoned and revegetated, resulting in less overall disturbance to vegetation in the future.

The proposed elevated deck platform will be constructed using only hand tools, with no machinery or equipment used. The platform will be elevated approximately two feet above the natural grade. The sono-tube footings will be hand dug. The deck will be constructed with pressure treated lumber, and all cuttings will be done outside of the buffer area. The footpath will be at grade and on the native soil. Vegetation along the footpath will be hand cut, and no fill or substrate is proposed for the path.

The existing 140' long path will be revegetated with native coastal plantings. The previously altered areas around the existing bench will also be revegetated. The total area of impact of the new deck and path is 331 square feet. The total area of mitigation planting is 528 square feet. Overall, the proposed project will mitigate current and future impacts to the buffer area and result in a net benefit to the habitat in the buffer area.

#### Revegetation Plan

The areas to be revegetated are within habitat containing a mix of dune vegetation. This mix contains woody shrubs, including Northern Bayberry (*Myrica pensylvanica*), Beach Heather (*Hudsonia tomentosa*), Beach Plum (*Prunus maritima*), Common Juniper (*Juniperus communis*) and Bearberry (*Arctostaphylos uva-ursi*), White Oak (*Quercus alba*) and Eastern Red Cedar (*Juniperus virginiana*). Also present are areas of American Beachgrass (*Ammophila breviligulata*).

The existing path and disturbed areas will be replanted with a mix of native woody shrubs and low ground cover vegetation to enhance wildlife habitat and stabilize the coastal bank. The proposed planting plan includes Northern Bayberry, Bearberry and Beach Plum. Northern Bayberry provides a valuable source of food in the winter/early spring for local and migratory songbirds, and the shrub's thicket-forming character provides shelter for wildlife. Bearberry will produce fruit berries in autumn and last through winter, providing a source of food for birds and mammals when other fruits are scarce. Beach Plum will diversify and produces another fruit that is a food source for wildlife. All these species produce deep root systems that help provide dune stability.

The attached plan shows the disturbed areas to be revegetated. The number mix and placement of plants will depend upon the availability of native species at the time of planting, which is planned for next spring. The spacing of the various species will be determined from specie specific planting guidance contained in the Barnstable County Extension Service document "Native Trees & Shrubs for Coastal Environments" (attached). A list of proposed species and number of plants and spacing will be provided to the Truro Conservation Agent for review and approval prior to the start of revegetation.

63 Head of The Meadow Road,  
Variance Request and Alternatives Analysis

Variance Request

We respectfully request a variance to allow for the construction of a 14' x 14' deck platform within the buffer zone to a coastal bank.

Alternatives analysis:

Preferred Alternative

The proposed work involves the construction of a 14 x 14 deck platform within the buffer area to a coastal bank. The proposed deck will be constructed in an area that was used for many years by previous owners. The area has been heavily altered and includes a small retaining wall, a bench, a small seating area and a 140' long pathway. This area is currently used by the owners of the property and will continue to be used in the future. The goal of constructing an elevated deck platform in this location is to minimize and mitigate potential disturbance to this area by keeping all activity contained to this elevated deck platform. This will help reduce erosion and reduce impacts to existing vegetation in this area. The creation of a shorter 45' long path to access the deck will allow the existing 140' pathway to be abandoned and revegetated, resulting in less overall disturbance to vegetation in the future.

The proposed elevated deck platform will be constructed using only hand tools, with no machinery or heavy equipment used. The platform will be elevated approximately two feet above the natural grade. The sono-tube footings will be hand dug. The deck will be constructed with pressure treated lumber, and all cuttings will be done outside of the buffer area. The footpath will be at grade and on the native soil. Vegetation along the footpath will be hand cut, and no fill or substrate is proposed for the path.

The existing 140' long path will be revegetated with native coastal plantings. The previously altered areas around the existing bench will also be revegetated. The total area of impact of the new deck and path is 331 square feet. The total area of mitigation planting is 528 square feet. Overall, the proposed project will mitigate current and future impacts to the buffer area and result in a net benefit to the habitat in the buffer area.

Alternative 2 - Construct the elevated deck platform outside of the buffer zone

There is ample room to construct an elevated deck platform outside of the buffer zone. However, with the existing sitting area already located within the buffer zone, and the area already altered by previous and continuing use, construction of the elevated deck outside of the buffer does not result in a reduction of alteration within the buffer zone or create a net benefit to the buffer zone habitat.



**CAPE COD COOPERATIVE EXTENSION**  
**PO Box 367**  
**Barnstable, MA 02630**  
**508 375-6690 (www.capecodextension.org)**

**Trees & Shrubs for Coastal Environments:** Plants for this section were selected based on their ability to successfully grow in coarse soils and windy environments, and for salt spray tolerance. Plants marked with \* will tolerate **direct coastal exposure**.

Soil Moisture  
 W = wet  
 M = moist  
 D = dry

Sun  
 SU = sun  
 PS = part shade  
 SH = shade

IND = Indicator status  
 OBL = Obligate  
 FACW = Facultative wetlands  
 FAC = Facultative  
 FACU = Facultative uplands

Symbols  
 I = Possible pests  
 # = stoloniferous  
 OC = On Center  
 c = caliper

Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt Tol.	Opt. size	Spacing
* <i>Arctostaphylos uva-ursi</i>	bearberry				X	X			12" x 4'	Yes	4" pot	12" OC
*# <i>Comptonia peregrina</i>	sweet fern	FACU		X	X	X	X		2' x 3'	Yes	1-2 G	30"-36" OC
<i>Gaylussacia</i> spp.	huckleberry		X	X	X		X		1.5' x 3'		sod	3' OC
<i>Hypericum densiflorum</i>	dense St. John's wort	FAC	X	X	X	X			4' x 4'	Yes	1 G	3' OC
<i>Kalmia angustifolia</i>	sheep laurel		X	X	X	X	X		2' x 2'		2 G	3' OC
I * <i>Juniperus horizontalis</i>	creeping juniper		X	X	X	X			12" x 4'	Yes	1-3 G	3'-5' OC
* <i>Prunus maritima</i>	beach plum		X	X	X	X	X		1-8' x 5'	Yes	5 G.	5' OC
<i>Rosa carolina</i>	pasture rose		X	X	X	X	X		3' x 3'		1 G	4' OC
<i>Viburnum acerifolium</i>	maple-leaved arrowwood		X	X	X	X	X		6' x 4'		2'-3'	5'-6' OC

* # <i>Rhus typhina</i>	staghorn sumac				X	X				25' x25'	Yes	2 G	6' OC
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Trees, small (understory)

Scientific Name	Common Name	IND	W	M	D	Su	PS	Sh	H x W	Salt tol.	Opt. size	Spacing
<i>Amelanchier canadensis</i>	shadbush	FAC	X	X			X	X	15' x 5'	Yes	4'-6'	8'-12'OC
<i>I Cornus florida</i>	flowering dogwood			X	X	X	X	X	20' x20'		1½"-2" <sup>c</sup>	12'-15'OC
<i>Crataegus crus-galli</i>	cockspur hawthorn			X	X	X	X		20' x 0'		1½"-2" <sup>c</sup>	12'-15'OC
<i>I Ilex opaca</i>	American holly			X			X		30' x 5'		4'-5'	12'-15'OC
<i>1 *Juniperus virginiana</i>	eastern red cedar	FACU		X	X	X			35' x 5'	Yes	4'-6'	8'-10' OC
<i>Magnolia virginiana</i>	sweetbay magnolia	FACW+	X	X		X	X	X	20' x20'		3'-4'	15'-20'OC
<i>Ostrya virginiana</i>	ironwood	FACU-		X	X		X	X	25' x20'		1½" - 2" <sup>c</sup>	20' OC
<i>Sassafras albidum</i>	sassafras	FACU-		X	X	X	X		25'x25"		1½"-2" <sup>c</sup>	20' OC

Trees, tall (canopy)

Scientific Name	Common Name	IND	W	M	D	Su	PS	Sh	H x W	Salt tol.	Opt. size	Spacing
<i>Acer rubrum</i>	red maple	FAC	X	X	X	X	X		40' x30'		2"-3" c	20' OC
<i>Betula nigra</i>	river birch	FACW	X	X		X	X		40' x35'		2" c	20' OC
<i>Celtis occidentalis</i>	hackberry	FACU		X	X	X	X		30' x35'	Yes	2" c	20' OC
<i>Chamaecyparis thyoides</i>	Atlantic white cedar	OBL	X	X			X		50' x20'		5'-8'	20' OC
<i>Fagus grandifolia</i>	American beech	FACU		X		X	X		60' x60'		2"-3" c	30' OC
<i>Fraxinus americana</i>	white ash		X	X	X	X	X		50' x40'		2"-3" c	25'-30'OC
<i>Fraxinus pennsylvanica</i>	green ash	FACW		X		X	X		50' x30'		2"-3" c	25'-30'OC
<i>Liriodendron tulipifera</i>	tulip poplar		X			X	X		70' x50'		2"-3" c	35'-40'OC
<i>Nyssa sylvatica</i>	tupelo	FACW-	X	X	X	X	X		50' x30'		2"-3" c	15'-20'OC
* <i>Picea glauca</i>	white spruce		X	X	X	X			40' x20'	Yes	5'-6'	20'-25'OC

<i>Hypericum densiflorum</i>	dense St. John's wort		X	X	X	X					4' x 4'		1 G	3' OC
i * <i>Juniperus horizontalis</i>	creeping juniper		X	X	X	X					12" x 4'	Yes	1-3 G	3'-5' OC
<i>Rosa carolina</i>	pasture rose		X	X	X	X					3' x 3'		1 G	4' OC
# <i>Rubus odoratus</i>	purple flowering raspberry		X				X				5' x ?'		1 G	3'-4' OC
<i>Spiraea alba</i>	narrow-leaved meadowsweet	FAC+	X				X				5' X 3'		1 G	2'-3' OC
<i>Spiraea latifolia</i>	broad-leaved meadowsweet	FAC+	X				X				5' X 3'		1 G	2'-3' OC
<i>Vaccinium angustifolium</i>	late lowbush blueberry		X	X	X	X					2-3' X 2'		1 G	3' OC
<i>Viburnum acerifolium</i>	maple-leaved arrowwood		X	X							6' X 4'		2'-3'	6' OC

Shrubs, medium

Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt tol.	Opt. size	Spacing
<i>Aronia arbutifolia</i>	red chokeberry	FACW	X	X	X	X			6' x 5'		1'-2'	4'-6' OC
<i>Cephalanthus occidentalis</i>	buttonbush	OBL	X	X		X			6' x 6'		2'-4'	5'-8' OC
<i>Cornus amomum</i>	silky dogwood	FACW	X			X			6' x 6'		2'-3'	4'-6' OC
<i>Hamamelis virginiana</i>	witch hazel	FAC-	X	X	X	X			15' x 15'		2'-4'	5' OC
<i>Ilex verticillata</i>	winterberry holly	FACW+	X	X	X	X			10' x 10'	Yes	2'-4'	4'-6' OC
<i>Juniperus communis</i>	pasture juniper			X	X				5' x 8'	Yes	1 G	4'-5' OC
<i>Lindera benzoin</i>	spicebush	FACW-	X	X		X			6' x 6'		2 G	4'-5' OC
<i>Rhododendron maximum</i>	rose bay rhododendron		X			X		X	15' x 15'		2'-4'	10' OC
<i>Rhododendron perilymenoides</i>	pink azalea, pinxterbloom	FAC	X	X			X		6' x 6'		1'-2'	6' OC
<i>Rhododendron viscosum</i>	swamp azalea	OBL	X	X		X			6' x 6'		3'-4'	4'-5' OC
# <i>Rhus aromatica</i>	fragrant sumac				X	X	X		6' x 6'		2 G	4' OC
# <i>Rhus glabra</i>	sweet or smooth sumac			X	X	X			10' x 10'	Yes	2'-4'	4' OC
<i>Rosa palustris</i>	swamp rose	OBL	X			X	X	X	7' x ?		1 G	4' OC
<i>Sambucus canadensis</i>	common elderberry	FACW-	X	X		X	X	X	6' x 6'		2 G	4' OC
<i>Vaccinium corymbosum</i>	highbush blueberry	FACW-	X	X	X	X			6' x 6'		2 G	6'-8' OC



Shrubs, medium													
Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt Tol.	Opt. size	Spacing	
<i>Aronia arbutifolia</i>	red chokeberry	FACW		X	X	X	X		6' x 5'		1'-2'	4'-6' OC	
* <i>Baccharis halimifolia</i>	groundsel tree	FACW	X	X	X	X			6' x 6'	Yes	1 G	4' OC	
<i>Cephalanthus occidentalis</i>	buttonbush	OBL	X	X		X			6' x 6'		2'-4'	5'-8' OC	
<i>Clèthra alnifolia</i>	sweet pepperbush,	FAC+		X	X	X	X	X	6' x 6'		1 G	4' OC	
<i>Cornus amomum</i>	silky dogwood	FACW		X	X	X	X		6' x 6'		2'-3'	4'-6' OC	
<i>Hamamelis virginiana</i>	witch hazel	FAC-		X	X	X	X		15' x 5'		2'-4'	5' OC	
<i>Ilex glabra</i>	inkberry	FACW+		X	X	X	X		6' x 6'	Yes	5 G	4'-5' OC	
<i>Ilex verticillata</i>	winterberry	FACW+	X	X	X	X	X		10' x 10'	Yes	2'-4'	4'-6' OC	
<i>Juniperus communis</i>	pasture juniper				X	X			5' x 8'	Yes	1 G	4'-5' OC	
<i>Lindera benzoin</i>	spicebush	FACW-		X					6' x 6'		2 G	4'-5' OC	
<i>Myrica gale</i>	sweet gale	OBL	X			X	X		4' x 4'		2 G	4'-5' OC	
* <i>Myrica pensylvanica</i>	northern bayberry	FAC	X	X	X	X			9' x 9'	Yes	3 G	4' OC	
<i>Rhododendron viscosum</i>	swamp azalea	OBL	X	X		X			5' x 5'		3'-4'	4'-5' OC	
# <i>Rhus aromatica</i>	fragrant sumac			X	X	X	X		6' x 10'		2 G	4' OC	
# <i>Rhus glabra</i>	smooth sumac			X	X	X			10' x 0'	Yes	2'-4'	4' OC	
<i>Rosa palustris</i>	swamp rose	OBL	X			X	X		7' x ?		1 G	4' OC	
<i>Sambucus canadensis</i>	common elderberry	FACW-	X	X	X	X	X	X	6' x 6'		2 G	4' OC	
<i>Vaccinium corymbosum</i>	highbush blueberry	FACW-		X	X	X	X		6' x 6'		2 G	6' - 8' OC	
<i>Viburnum cassinoides</i>	Witherod viburnum			X	X	X	X		6' x 6'		2 G	6' OC	
<i>Viburnum dentatum</i>	arrowwood	FACW-		X	X	X	X		8' x 8'	Yes	2 G	6' OC	
<i>Viburnum nudum</i>	Smooth witherod			X		X	X		6' x 6'		2 G	6' OC	
<i>Viburnum trilobum</i>	Am. Cranberry viburnum	FACW		X	X	X	X	X	6' x 6'		2 G	6' OC	

Shrubs, tall:

Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt Tol.	Opt. size	Spacing
<i>Alnus serrulata</i>	smooth alder	OBL	X	X		X			15' x 15'		2'-3'	8' OC
<i>Kalmia latifolia</i>	mountain laurel	FACU		X	X	X	X	X	10' x 10'		2 G	6' OC
# <i>Rhus copallina</i>	shining sumac			X	X	X	X		20' x 20'		2 G	5' OC

<i>Picea mariana</i>	black spruce	FACW-	X	X		X				40' x20'		5'-6'	20'-25' OC
<i>Pinus strobus</i>	white pine	FACU		X	X	X				80' x40'		4'-8'	20'-25' OC
<i>Quercus alba</i>	white oak			X		X				60' x40'		2 1/2" - 3" C	20' OC
<i>Quercus bicolor</i>	swamp white oak	FACW+	X	X		X				60' x50'		2 1/2" -3"	25' OC
<i>Quercus coccinea</i>	scarlet oak			X		X				50' x40'		2 1/2" -3"	20' OC
<i>Quercus prinus</i>	chestnut oak				X	X				60' x60'		2 1/2" -3"	25' OC
<i>Quercus rubra</i>	northern red oak	FACU-		X	X	X				60' x60'		2 1/2" -3"	25' OC
<i>Quercus velutina</i>	black oak			X	X	X				60' x50'	Yes	2 1/2" -3"	25' OC
<i>Salix nigra</i>	black willow	FACW+	X	X		X				35' x20'		8'-10'	20' OC
<i>Tilia americana</i>	American basswood	FACU		X						60' x40'		2" -3" c	20' OC

## Fresh Water Resource Buffer Zone Trees & Shrubs Lakes, Ponds, & BWV

Soil Moisture  
W = wet  
M = moist  
D = dry

Sun  
SU = sun  
PS = part shade  
SH = shade

IND = Indicator status  
OBL = Obligate  
FACW = Facultative wetlands  
FAC = Facultative  
FACU = Facultative uplands

Symbols  
! = possible pests  
# = stoloniferous  
OC = On Center  
c = caliper

Shrubs, low

Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt tol.	Opt. size	Spacing
<i>Arctostaphylos uva-ursi</i>	bearberry				X	X			12" x 4'	Yes	4" pot	12" OC
<i>Aronia melanocarpa</i>	black chokeberry	FAC	X	X	X	X			6' x 6'	Yes	1-2 G	4'-6' OC
<i>Comptonia peregrina</i>	sweet fern		X	X	X	X			3' x 4'	Yes	1-2 G	30"-36" OC
<i>Gaylussacia spp.</i>	huckleberry	FACU	X	X	X	X			1.5' x 3'		sod	3' OC

<i>Viburnum cassinoides</i>	witherod		X		X	X						5' x 5'		2 G	6' OC
<i>Viburnum dentatum</i> )	arrowwood	FAC	X	X	X	X	X	X				8' x 8'	Yes	2 G	6' OC
<i>Viburnum nudum</i>	smooth witherod		X		X	X	X	X				6' X 6'		2 G	6' OC
<i>Viburnum trilobum</i>	Am. cranberrybush viburnum	FACW	X		X	X	X	X				8' X 8'		2 G	6' OC

Shrubs, tall

Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt tol.	Opt. size	Spacing
<i>Alnus serrulata</i>	smooth alder	OBL	X	X		X			15' x 15'		2'-3'	8' OC
<i>Corylus americana</i>	American hazelnut or filbert			X		X	X		10' x 8'		3'-4'	8' OC
<i>Kalmia latifolia</i>	mountain laurel	FACU		X	X	X	X	X	10' x 10'		2 G	6' OC
# <i>Rhus copallina</i>	shining or winged sumac				X	X	X		20' x 20'	Yes	2 G	5' OC
# <i>Rhus typhina</i>	staghorn sumac				X	X			25' x 25'	Yes	2 G	6' OC
<i>Salix discolor</i>	pussy willow	FACW		X	X	X	X		15' x 15'		5'-6'	10' OC

Trees, small (understory)

Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt tol.	Opt. size	Spacing
<i>Amelanchier arborea</i>	downy serviceberry				X	X	X		20' x 15'		6'-8'	15' OC
<i>Amelanchier canadensis</i>	serviceberry, shadbush	FAC		X	X	X	X	X	20' x 12'	Yes	6'-8'	12' OC
<i>Amelanchier laevis</i>	smooth serviceberry			X	X	X	X		25' x 18'		6'-8'	15' OC
<i>Carpinus caroliniana</i>	American hornbeam		X				X	X	35 x 30'		3" c	15' OC
<i>Cornus alternifolia</i>	alternate-leaf dogwood		X	X	X		X	X	15' x 20'		8'	15' OC
<i>Cornus florida</i>	flowering dogwood		X	X	X	X	X	X	20' x 20'		1 1/2" - 2"	12' - 15' OC
<i>Crataegus crus-galli</i>	cockspur hawthorn		X	X	X	X	X		20' x 20'		c	
<i>Ilex opaca</i>	American holly		X		X	X	X		30' x 25'		4'-5'	12'-15' OC
<i>Juniperus virginiana</i>	eastern red cedar	FACU	X	X	X	X			25' x 25'	Yes	4'-6'	8'-10' OC
<i>Ostrya virginiana</i>	ironwood	FACU-	X	X	X	X	X	X	25' x 20'		1 1/2" - 2"	20' OC

Sassafras albidum	sassafras	FACU-	X	X	X						25' x 25'		1 1/2" - 2" c	20' OC
-------------------	-----------	-------	---	---	---	--	--	--	--	--	-----------	--	------------------	--------

Trees, tall (canopy)

Scientific Name	Common Name	IND	W	M	D	Su	PS	Sh	H x W	Salt tol.	Opt. size	Spacing
<i>Acer rubrum</i>	red maple	FAC	X	X		X	X		40' x 30'		2"-3" c	20' OC
<i>Betula nigra</i>	river birch	FACW	X	X		X	X		40' x 35'		2" c	20' OC
<i>Celtis occidentalis</i>	hackberry	FACU		X	X	X			30' x 35'	Yes	2" c	20' OC
<i>Chamaecyparis thyoides</i>	Atlantic white cedar	OBL	X	X			X		50' x 20'		5'-8'	20' OC
<i>Fagus grandifolia</i>	American beech			X		X	X		60' x 60'		2"-3" c	30' OC
<i>Fraxinus americana</i>	white ash			X		X	X		50' x 40'		2"-3" c	25'-30' OC
<i>Fraxinus pennsylvanica</i>	green ash	FACW	X	X		X	X		50' x 30'		2"-3" c	25'-30' OC
<i>Liriodendron tulipifera</i>	tulip tree			X		X	X		70' x 50'		2"-3" c	35'-40' OC
<i>Nyssa sylvatica</i>	black gum, sourgum	FACW-	X	X	X	X	X		50' x 30'		2'-3" c	15'-20' OC
* <i>Picea glauca</i>	white spruce			X	X	X			40' x 20'	Yes	5'-6'	20'-25' OC
<i>Picea mariana</i>	black spruce	FACW-	X	X		X			40' x 20'		5'-6'	20'-25' OC
<i>Pinus strobus</i>	white pine			X	X	X			80' x 40'		4'-8'	20-25' OC
<i>Platanus occidentalis</i>	American sycamore		X	X		X	X		75' x 75'		3" c	25'-30' OC
<i>Quercus alba</i>	white oak			X		X			60' x 40'		2 1/2" - 3" c	20' OC
<i>Quercus bicolor</i>	swamp white oak	FACW+	X			X	X		60' x 50'		2 1/2" - 3" c	25' OC
<i>Quercus coccinea</i>	scarlet oak			X		X			50' x 40'		2 1/2" - 3" c	20' OC
<i>Quercus rubra</i>	northern red oak	FACU-	X	X	X	X	X		60' x 60'		2 1/2" - 3" c	25' OC
<i>Quercus stellata</i>	post oak		X			X			60' x 60'		2 1/2" - 3" c	25' OC
* <i>Quercus velutina</i>	black oak		X	X		X			60' x 60'	Yes	2 1/2" - 3" c	25' OC
<i>Salix nigra</i>	black willow	FACW+	X	X		X			35' x 20'		8'-10'	20' OC
<i>Tilia americana</i>	American basswood	FACU	X			X			60' x 40'		2"-3" c	20' OC

# 96 Head of The Meadow Road, Truro



- Property Tax Parcels Boundaries
- Property Tax Parcels

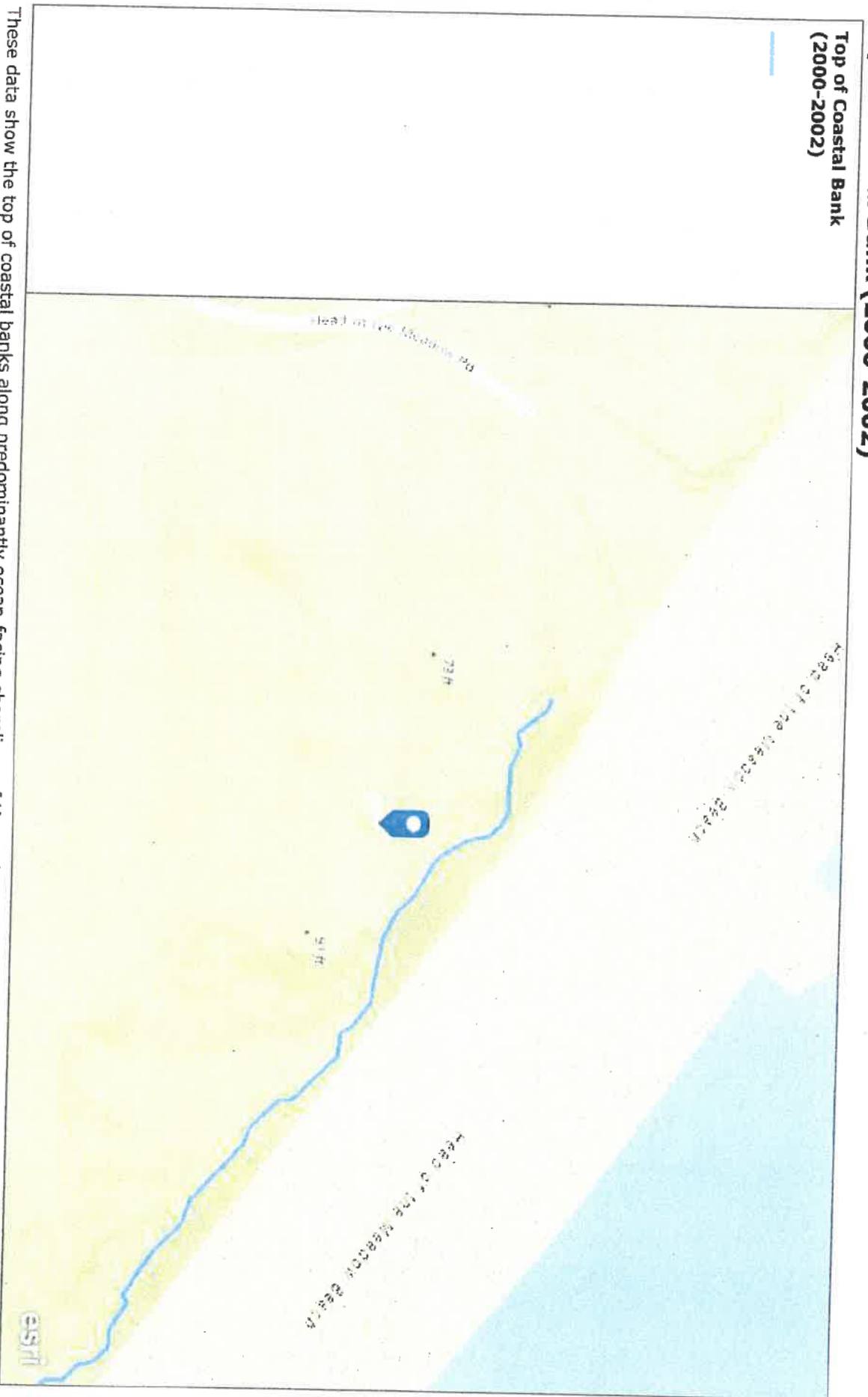
# 63 Head of The Meadow Road

Property Tax Parcels



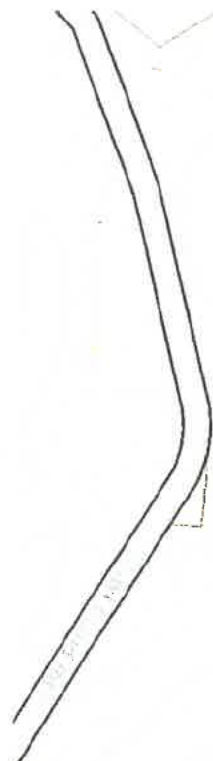
# Top of Coastal Bank (2000-2002)

Top of Coastal Bank  
(2000-2002)



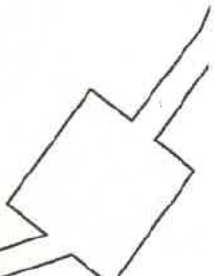
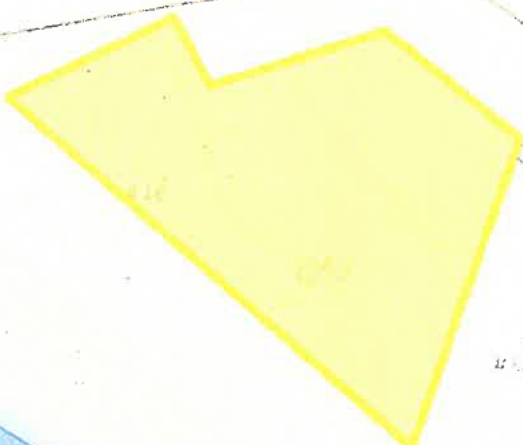
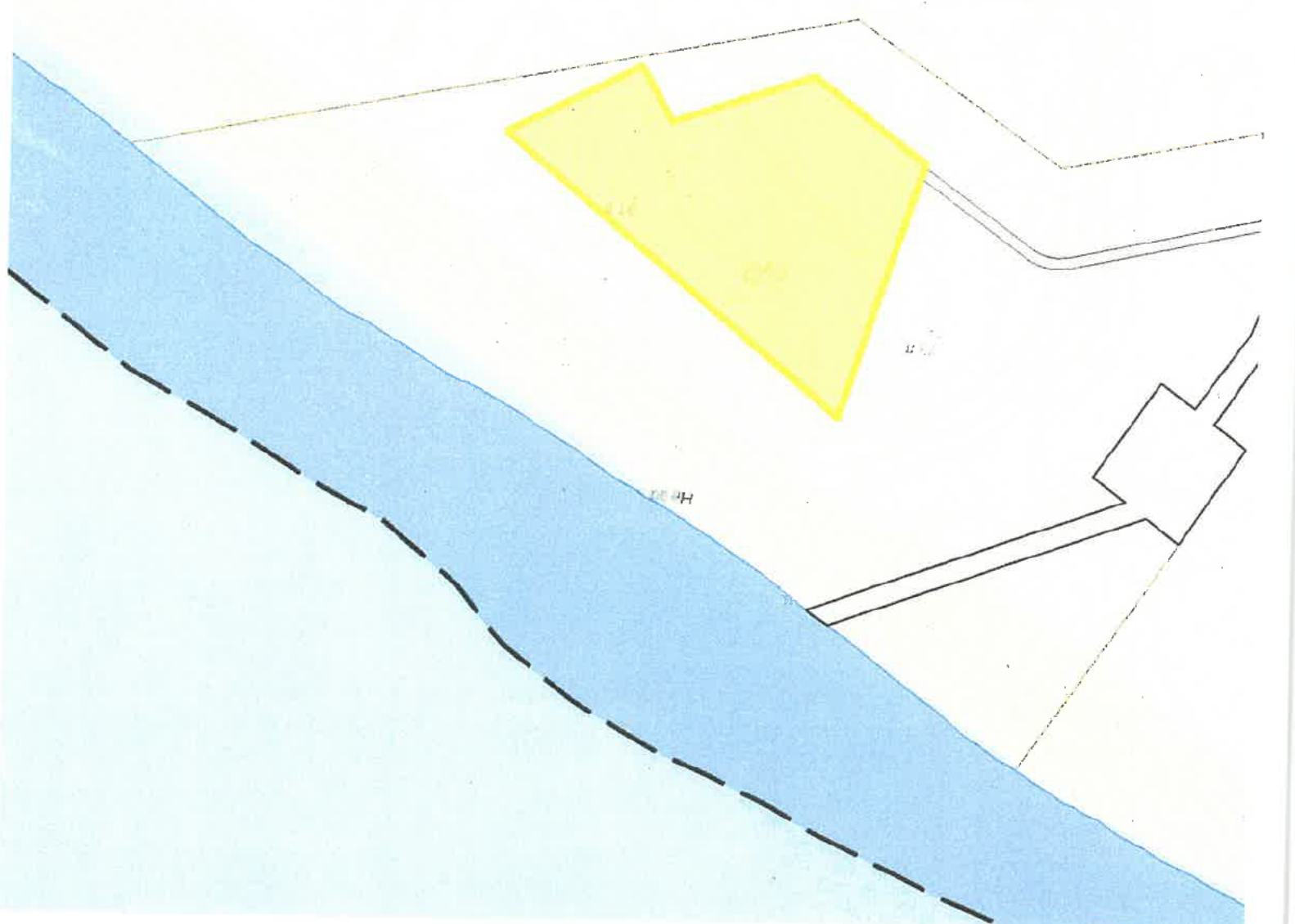
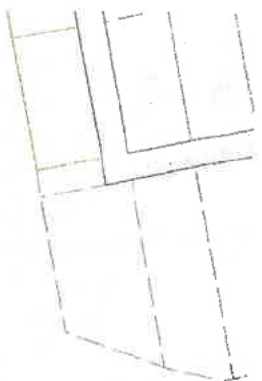
These data show the top of coastal banks along predominantly ocean-facing shorelines of Massachusetts circa 2000 - 2002. Data were created utilizing high-resolution coastal elevation data (LIDAR) and aerial photography.

Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



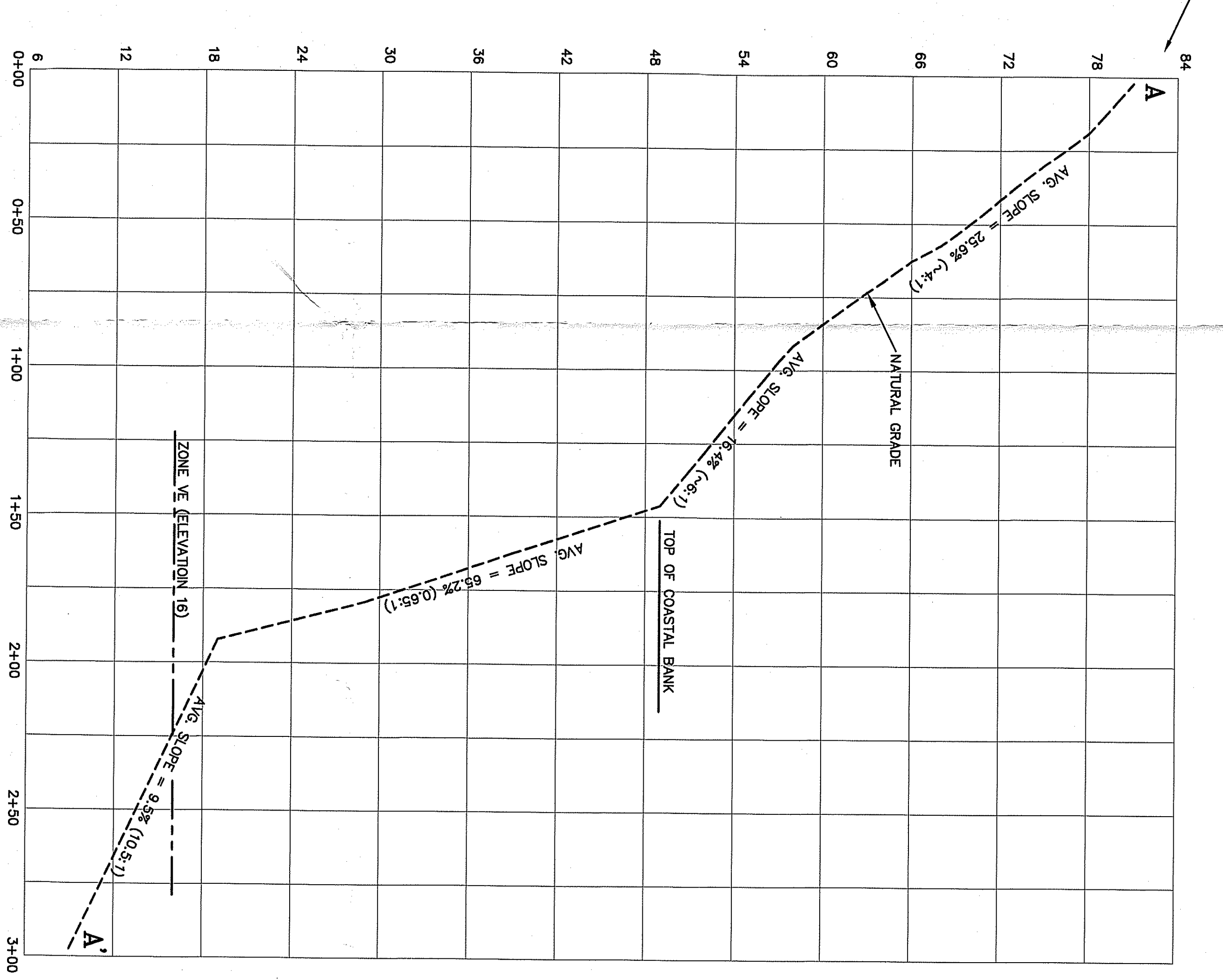
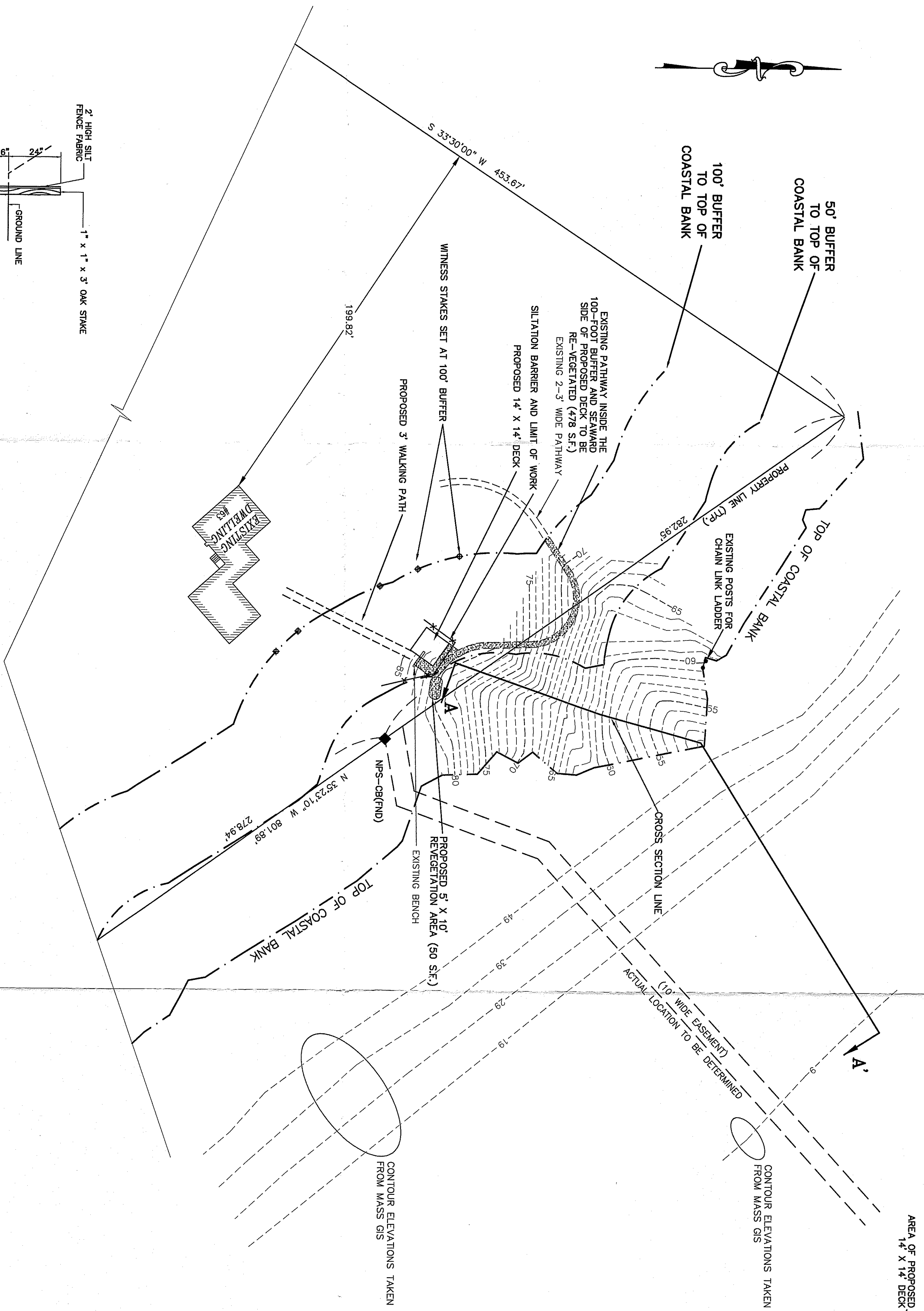
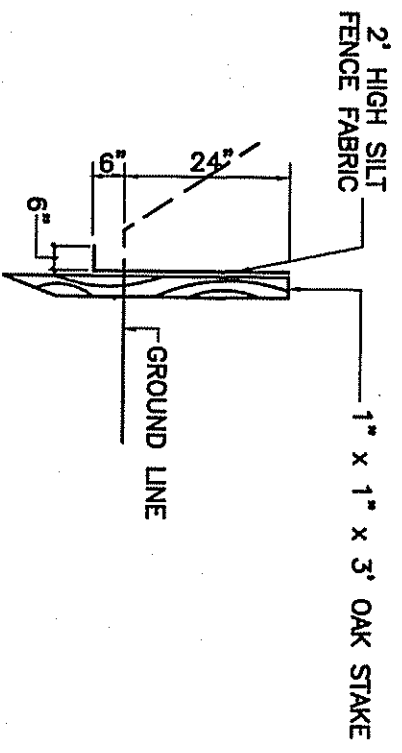
Old Kings Hwy

Old Kings Hwy





**SILT FENCE DETAIL**  
NOT TO SCALE



**SECTION A-A'**  
SCALE  
HORIZONTAL: 1"=30'  
VERTICAL: 1"=6'

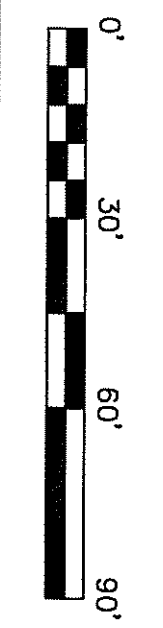
**EXISTING CONDITIONS PLAN  
OF LAND IN WEST TRURO, MASSACHUSETTS  
AS PREPARED FOR JAY MERCHANT**

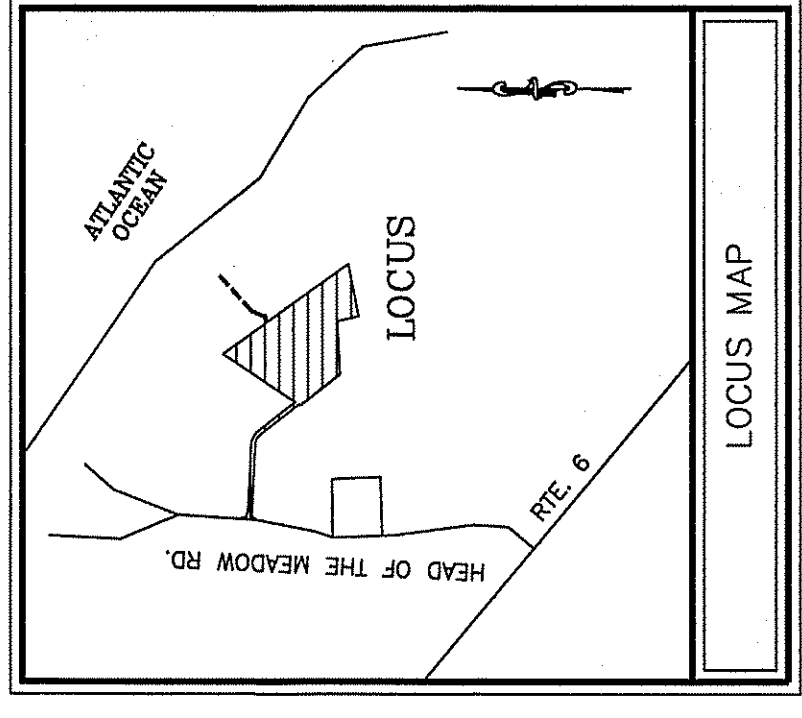
TO: JAY MERCHANT  
ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF MASSACHUSETTS, THE LOCATION OF THE DWELLING IS AS SHOWN HEREON.

DATE: JUNE 16, 2022  
PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE: LOP 15615-H (LOT 10)  
LOCAL ADDRESS: 63 HEAD OF THE TRURO  
SCALE: 1"=30'  
DATE DRAWN: MAY 19, 2022  
FILE: 2940-00

PAUL E. SHERMAN  
PROFESSIONAL LAND SURVEYOR  
DORCHESTER, MA 02189  
(508) 571-1580





ASSESSORS MAP: 33  
 PARCEL: 3  
 OWNER OF RECORD:  
 NEWCOMB KNOLLS, LLC  
 JAY A. MERCHANT, MGR  
 569 MAIN STREET  
 BREWSTER, MA 02631  
 DEED REFERENCE:  
 CIT: 229784  
 PLAN REFERENCE:  
 LCP 15615-H  
 (LOT 10)

EXISTING CONDITIONS PLAN  
 OF LAND IN WEST TRURO, MASSACHUSETTS  
 AS PREPARED FOR JAY MERCHANT

TO: JAY MERCHANT  
 ON THE BASIS OF MY KNOWLEDGE AND  
 INFORMATION I FIND THAT AS A RESULT OF  
 A SURVEY MADE ON THE GROUND TO THE  
 NORMAL STANDARD OF CARE OF A  
 PROFESSIONAL LAND SURVEYOR PRACTICING  
 IN THE COMMONWEALTH OF MASSACHUSETTS,  
 THE LOCATION OF THE DWELLING IS AS  
 SHOWN HEREON.

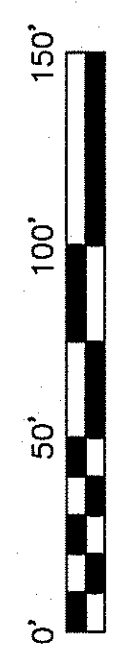
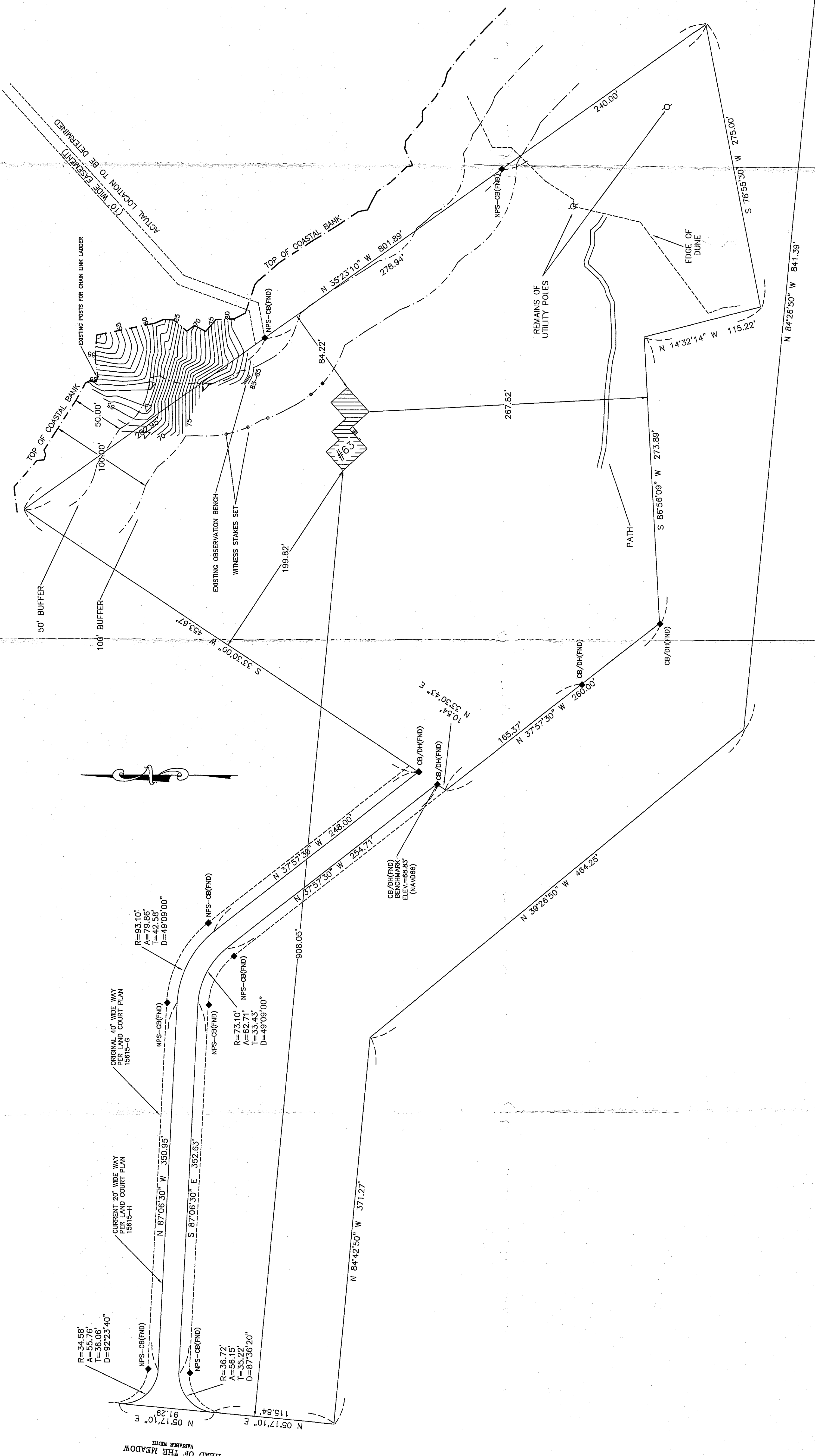
DATE: JUNE 16, 2022  
 PROFESSIONAL LAND SURVEYOR

DATE DRAWN:  
 FILE: 2940-CO

SCALE: 1"=50'

DATE DRAWN:  
 FILE: 2940-CO

PAUL E. SWEETSER  
 PROFESSIONAL LAND SURVEYOR  
 DENNISPORT, MA 01929  
 (603) 737-7580



- NOTES:
1. COASTAL BANK SURVEYED BY DEMAREST SURVEYING ON OR ABOUT APRIL 22, 2022.
  2. COASTAL BANK DELINEATION BY STEVE MCKENNA, CZM
  3. ADDITIONAL SURVEY WORK BY PAUL E. SWEETSER, PROFESSIONAL LAND SURVEYOR BETWEEN APRIL 18 AND 21, 2022.
  4. BENCHMARK SET TO NAVD88 DATUM BY DEMAREST SURVEYING.

ZONING CLASSIFICATION		EXISTING	PROPOSED
AREA	REQUIRED	5.90 ACRES±	
SETBACKS	3'		
FRONT	50'	908.05'	
SIDE (R)	25'	267.82'	
SIDE (L)	25'	199.82'	
REAR	25'	84.22'	
COVERAGE	EXISTING		PROPOSED
BUILDING	0.63%		

THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN ON MAP NO. 25001C0137J DATED JULY 16, 2014.



November 7, 2022

Revised November 28, 2022

Ms. Carol Girard-Irwin, Chair  
Truro Conservation Commission  
24 Town Hall Road  
Truro, MA 002536

Conservation Commission  
TOWN OF TRURO

NOV 29 2022

RE: Notice of Intent Filing – 6 Baker Lane

Dear Ms. Girard-Irwin,

Enclosed please find a Notice of Intent Application for the proposed demolition of an existing single-family home and reconstruction of a smaller single-family home with a smaller environmental footprint, including the installation of an enhanced IA septic system, solar energy, removal of driveway, lawn, and invasive vegetation, and restoration of native vegetation within the 50' buffer to a coastal bank.

The main objectives of the proposed project are to:

- Raze the existing 4-5 bedroom home (approximately 2547 sf of living space) and reconstruct a smaller, more energy efficient 2- bedroom single family home (approximately 1195 sf of living space) further from the top of the coastal bank.
- Remove/abandon the existing septic system and install an enhanced IA system to better to protect the coastal resource areas.
- Reduce the amount of total existing structure within the 100' buffer zone.
- Manage/remove invasive vegetation and existing lawn areas within a 4,324 square foot area within the 100' buffer to the coastal bank.
- Restore native plant species with high wildlife habitat value (forage, breeding, cover etc.).
- Improve views into the property from Mill Pond by significantly reducing the mass of the structure.

Resource areas identified on the site include Bordering Vegetated Wetland, Land Subject to Coastal Storm Flowage (elevation 12), and Coastal Bank (per DEP Wetlands Program Policy 92-1: Coastal Banks - figure 2).

The developed portions of the property contain a 4-5 bedroom single family dwelling with deck, stone walls, a dirt/gravel driveway and parking area, a 1500-gallon septic tank with leach pit, and well.

All of the structure on the site is located within the 50' buffer to top of the Coastal Bank, and the entire property is within the 100' buffer to the Coastal Bank. The location of the Coastal Bank as defined by DEP (vertical buffer to floodwater – this Coastal Bank does not act as a sediment source), and the size of the lot precludes any structure from being moved entirely outside of the 100' buffer zone.

The proposed 2-bedroom dwelling will be located further from the top of the Coastal Bank than the existing structure (as far back from the resource area as allowed by Zoning Regulations), but within the 50' buffer to the Coastal Bank. The applicants respectfully request that the Commission issue a Variance for the reconstruction work, and submits the following Alternatives Analysis for consideration.



### **Alternatives Analysis**

Several alternatives were considered through the conceptual design process, leading the design team to the proposed design. The first step in the process was to analyze the existing structure and consider making no change to existing building.

According to Assessor Department records, the existing 1.75 story, Cape-style dwelling was constructed in 2001. The existing septic system was approved by the Board of Health in 1998, and was installed in 2001. The septic system passed Title V inspection in April 2020. The Applicants purchased the property in August 2021 after a nearly five-year delay related to title issues. During this time the house remained vacant, and no care and maintenance was undertaken on the structure.

When the applicants began the process of purchasing this property in 2016 their vision was to build a smaller, energy efficient, year-round structure with a single-story layout in which they could live comfortably and independently as they age. The owners also wanted an environmentally responsible structure of higher quality that could endure for future generations. During the lengthy process of completing the purchase the applicants' vision for the property did not change.

The project architect, Paul Kreuger of Kreuger Associates Architects, was tasked with developing several design concepts based on this vision. Mr. Kreuger then worked with BlueFlax Design LLC to assess the proposed designs in consideration of the site's sensitive environmental resource areas and the State and local regulatory restrictions related to those resource areas. BlueFlax Design LLC worked with the architect and the applicants to identify ways to protect the coastal resource areas to ensure that any redevelopment of the site would ultimately better support the resource area interests and public interests (as defined in the Massachusetts Wetlands Protection Act and Truro Wetlands Regulations) than existing conditions. Additionally, consideration was given to improving overall conditions as they relate to the larger (and less clearly defined, from a regulatory perspective) considerations of embodied energy, climate change, and adaptation.

The first design exploration was to consider making no changes to the structure, or modifying the structure to reduce its size in order to meet the property owners' goals and vision. The existing 1 and  $\frac{3}{4}$  story structure with 4-5 bedrooms and three floors of living space does not provide a layout that meets the owners' goals. The existing building is heated by an oil burning furnace, and would require new windows, doors, and insulation to be made more energy efficient. While this could be accomplished, it still leaves the owners with a structure far larger than they need, with a floor plan layout that does not meet their goals. Additionally, heating and cooling such a large structure requires significantly more energy and expense than is required to heat and cool a smaller, energy efficient home. The owners also believe that the mass of the existing structure does not fit in with the natural setting, and spoils the view of the woodsy hillside from Mill Pond.

Once it became clear that retrofitting the existing structure would not meet the owners' needs, and would not improve the larger existing conditions of the site, consideration was given to a second alternative, rebuilding a new, single-story home on the existing foundation.

In order for the existing foundation to be used for a single-story home, the footprint of the foundation would have to be enlarged (see Figure 1, page 4), requiring new excavation, and portions of the existing foundation would have to be demolished and removed, requiring a significant reworking of the existing foundation. Reusing the existing foundation does not reduce the amount of disturbance within the buffer zone, but does add

significant work and expense to the project. With no reduction in the amount of disturbance required to demolish portions of the foundation and to add on to the foundation, but with significant cost increases to do so, this alternative was not developed further.

The third design alternatives that were considered were a new larger single-story structure and a slightly smaller single-story structure with larger deck area and a detached outbuilding (see Figures 2A and 2B). While this design located the new structure further from the top of the Coastal Bank than existing conditions, it did not meet the property owners' goal of reconstructing a smaller, more energy efficient home. Therefore, this design alternative was not further developed.

The fourth alternative that was considered is the one currently being presented to the Truro Conservation Commission through the Notice of Intent process. The proposed 2-bedroom dwelling meets the property owners needs while reducing the total amount of structure within the 50 and 100-foot buffer zones and moving the new structure further from the resource areas than existing conditions.

The proposed 2-bedroom, 2-bath home will allow for single-story living, and at the same time will reduce the amount of energy required to heat and cool the building. The house will be constructed to meet and exceed all current building codes and regulations. The existing oil burning furnace and oil storage tank will be eliminated, and the structure will incorporate electric heating and cooling, powered mainly by solar panels installed on the roof. Great care will be taken to recycle existing materials on the site, including recycling the existing concrete foundation. Additionally, the proposed enhanced IA nitrogen reducing septic system will better protect the sensitive wetland resource areas located in the northern portion of the lot, and off site to the west and east. In keeping with the homeowners' goal of minimizing their footprint, driveway and lawn area will be reduced by 2439 square feet, and native vegetation will be planted and allowed to naturalize in the former lawn areas, further reducing the inputs required to support development on the property.

This proposed design will better protect the wetland resource areas by significantly reducing the amount of living space (and therefore intensity of use on this site), moving the structure as far from the resource areas as the property boundaries and other Town regulations will allow, will eliminate the existing oil heating system and install more energy efficient, solar powered electric heating and cooling systems, will improve the management of septic waste through the elimination of the existing leach pit and installing an Enhanced IA septic system, and will reduce the amount of existing lawn and remove invasive vegetation, increasing the vegetated buffer between developed portions of the lot and the wetland resource areas and better protecting the wetland resource areas.

In summary, we believe that the current proposal meets the variance criteria as stated in the Truro Conservation Regulations, and better supports and protects the interests of the State Wetlands Protection Act and the Truro Conservation Regulations as follows:

Variance Criteria i. upon clear and convincing proof, provided by the applicant, that the proposed work, or its impacts and effects, will not adversely affect the public interests and values protected by the Bylaw and these Regulations.

- The proposed structure is moving further from the resource area than the existing structure, allowing for establishment of a more robust vegetated buffer strip between developed portions of the lot and the resource area.
- The proposed smaller, 2-bedroom home will reduce the intensity of use on this site



- The existing septic system with leach pit will be upgraded to an enhanced IA septic system which will better protect sensitive wetland resource areas.
- The existing oil burning furnace and oil storage tank will be removed, eliminating a potential hazard from close proximity to sensitive wetland resource areas.

Variance Criteria ii. A description of the alternatives explored that would allow the project to proceed in compliance with the performance standards in these Regulations and an explanation of why each is not feasible.

- Several alternatives that would allow the project to proceed in compliance with the performance standards were explored and a description of each of the alternatives, and why each is not feasible or practicable, is described in this document.
- Because the entire lot is either within a resource area (Coastal Bank), or within the 100' buffer zone to the resource area (Coastal Bank as defined by DEP Wetlands Program Policy 92-1: Coastal Banks - figure 2) none of the proposed alternatives can meet General Performance Standards 5. ii, or 6. as stated in Section 2.01. None of the proposed alternatives, or any work on this site, would allow this project to proceed in compliance with these Performance Standards.

Variance Criteria iii. A description of the mitigation measures to be used to contribute to the protection of the wetland values protected by this ordinance.

- Mitigation measures proposed for this project include:
  - Eliminating the existing septic system and installing an enhanced IA System
  - Removing driveway, lawn, and invasive vegetation and planting a more robust vegetated buffer
  - Removing the existing oil storage tank and oil burning furnace and installing a cleaner energy source (solar)

Variance Criteria iv. Evidence that an overriding public interest is associated with the project which justifies modifying one or more performance standards.

- The proposed mitigation measures related to the overall project will provide an overriding public interest by better protecting public water supplies (ground and surface waters) than existing conditions.
  - The abandonment of the existing septic leach pit and installation of a nitrogen reducing enhanced IA septic system will better protect surrounding salt marsh and estuary systems.
  - Removing the existing 4-5 bedroom structure and building a much smaller 2-bedroom home will significantly reduce the intensity of use on this site.
  - Removing driveway and lawn, and planting native vegetation, will reduce stormwater impacts.
  - Removing the existing oil-fired heating system and installing a solar powered system will significantly reduce potential risks to water supplies as the result of an unintended oil spill or other disaster (e.g. fire, significant storm damage etc).



We appreciate the Commission's time to review this revised Alternative's Analysis and the associated plans for redevelopment of this site, and look forward to presenting this project to the Commission and answering any of the commission's questions at the December 5, 2022 public hearing.

Sincerely,

*Theresa Sprague*

Theresa Sprague  
BlueFlax Design LLC

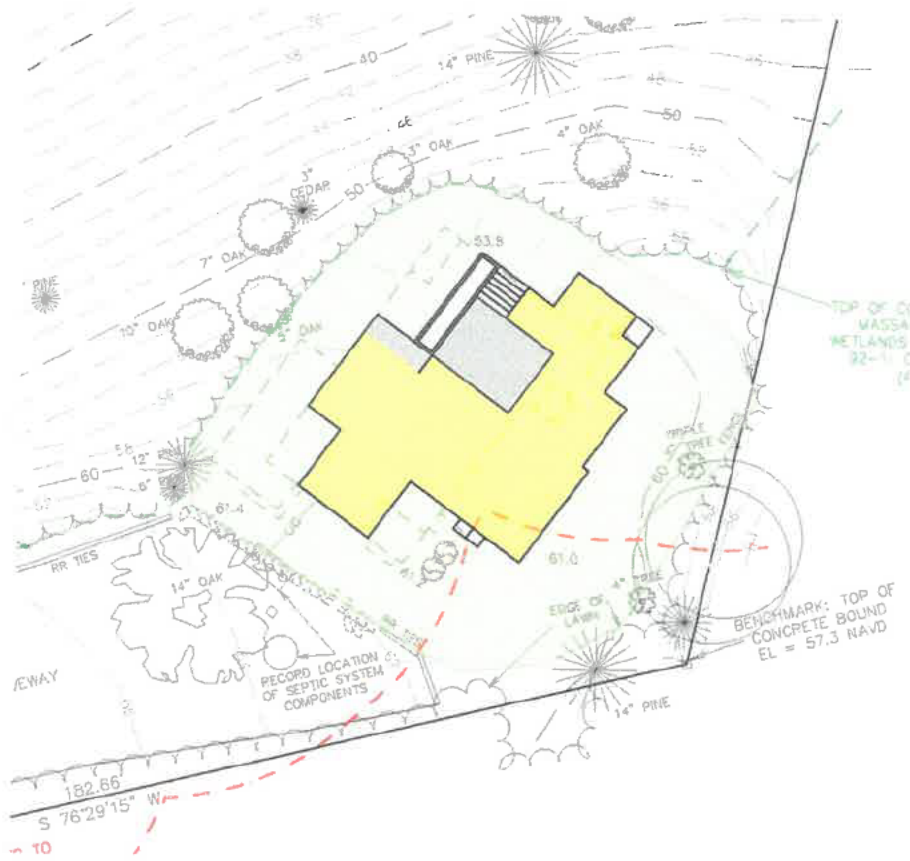


Figure 1 – Alternative 1 - Reconstruct a new single-story home on the existing foundation





Figure 2A – Alternative 3 - Reconstruct a new, larger, single-story structure.



Figure 2B – Alternative 3 - Reconstruct a new, larger single-story structure



LAND MANAGEMENT PLAN

.....  
NOVEMBER 7, 2022 RSVD NOVEMBER 28, 2022  
MEYER RESIDENCE  
6 BAKER LANE.  
TRURO, MASSACHUSETTS

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Conservation Commission  
TOWN OF TRURO  
NOV 29 2022

## INTRODUCTION

This Plan is written to accompany the Proposed Conditions Plan for 6 Baker Lane, Truro, MA, dated November 7, 2022. This Plan describes the project in detail, clearly defining the main goals and objectives, outcomes and benefits, and outlines the steps and time-line for vegetation management procedures.

The property at 6 Baker Lane, Truro, Massachusetts is owned by the Meyer family. This projects proposes to raze the existing 4-5 bedroom home, reconstruct a new 2 bedroom single family home, upgrade the septic system to an enhanced IA system, remove invasive vegetation from 2845 SF area within the buffer zone and restore native plant species, and remove 1479 SF of lawn and plant native vegetation.

BlueFlax Design LLC was contracted by the property owners to prepare a plan addressing their goals and supporting the following interests of the Massachusetts Wetlands Protection Act (section 10.30) and the Town of Truro Wetlands Regulations (2.01, and 2.04):

- Storm Damage Prevention
- Flood Control
- Protection of Wildlife Habitat
- Protection of Public and Private Water Supply
- Protection of Groundwater Supply
- Prevention of Pollution
- Erosion and Sedimentation Control

This Plan addresses the following project outcomes, resulting in a net benefit to the ecological health of the resource areas at 6 Bakers Lane:

- Raze the existing 3 bedroom home and reconstruct a new 2-bedroom single family home.
- Remove/abandon the existing septic system and install an enhanced IA system.
- Manage/remove invasive vegetation and existing lawn areas within a 4,324 square foot area within the 100' buffer to the coastal bank.
- Restore native plant species with high wildlife habitat value (forage, breeding, cover etc.).

## EXISTING CONDITIONS

The property at 6 Bakers Lane is an approximately 4.635 acre lot developed with a single family dwelling and dirt/gravel driveway. Resource areas on the property include a Coastal Bank and its associated buffer zones, Bordering Vegetated Wetland, and Land Subject to Coastal Storm Flowage (LSCSF) elevation 12.

According to a report dated March 7, 2022 completed by Laura Schoffield,RS, SE, "The Coastal Bank was delineated according to DEP Wetlands Program Policy 92-1: Coastal Banks. In this case, the Coastal Bank has a slope greater than 4:1, so the top of the Coastal Bank is that point above the 100-year flood elevation where the slope becomes less than 4:1; bringing the top of Coastal Bank at [this] property to the edge of the existing footprint of development. The Coastal Bank is the most landward of the Coastal Resource areas affecting the subject parcel pursuant to the Massachusetts Wetlands Protection Act and the Truro Conservation Regulations."

There is no existing structure, and no work is proposed, in either the Bordering Vegetated Wetland or LSCSF.

A gravel driveway and parking area, 3-bedroom single family dwelling, and Title V septic system are located on the southern corner of the lot within the 50' buffer zone to the Coastal Bank. The existing well is located on the Coastal Bank.

The Coastal Bank is stable and well vegetated with a mix of grasses, native maritime shrubs, and native canopy trees. Some minor invasive plant infestation is noted mainly along the top of the Coastal Bank, consistent with the kinds of infestation found at the edge between frequently disturbed areas and previously disturbed, but not regularly managed, areas. The vegetation directly around the existing structure consists mainly of Cape Cod lawn.

The Bordering Vegetated Wetland is healthy and intact.

Canopy trees throughout the property include pitch pine (*Pinus rigida*), black cherry (*Prunus serotina*), oak (*Quercus spp.*), and eastern red cedar (*Juniperus virginiana*). Native shrub layer present includes bayberry (*Morella pensylvanica*), low bush blueberry (*Vaccinium angustifolium*) and huckleberry (*Gaylussacia baccata*).

Invasive species on site include Asiatic bittersweet (*Celastrus orbiculatus*), shrub honeysuckle (*Lonicera spp.*), black locust (*Robinia psuedoacacia*), autumn olive (*Elaeagnus umbellata*).

There are no Areas of Critical Environmental Concern (ACEC) or National Heritage and Endangered Species Program (NHESP) estimated or priority habitats mapped within the project area.

PROPERTY MAP



Google Earth aerial image of 6 Bakers Lane, Truro, Ma..



Existing dwelling



View looking west at the existing structure located at the top of the coastal bank



EXISTING CONDITIONS PHOTOGRAPHS



View North - shrub layer invaded with bittersweet and shrub honeysuckle



View south - shrub honeysuckle in the shrub layer



View east - non native Mimosa tree, and shrub honeysuckle along fence line



View west - understory invaded with bittersweet and shrub honeysuckle

## GOALS AND OBJECTIVES

### GOAL 1: Redevelop lot with a smaller dwelling, and enhanced IA septic system.

- Raze the existing 4-5-bedroom house, and reconstruct a smaller 2-bedroom home further from the top of the coastal bank.
- Upgrade the existing Title V septic system to an improved enhanced IA (nitrogen reducing) septic system.

### GOAL 2: Increase protection of the resource areas by enhancing the integrity of the vegetation makeup in the buffer zone to the coastal bank.

- Enhance the vegetated buffer by removing existing lawn and managing invasive vegetation in an approximately 4,324 square foot area, and replanting native vegetation appropriate to the site's conditions and intended ecological services. Restore native plant species within restoration areas that provide high value cover, forage and breeding habitat.

### GOAL 3: Improve wildlife habitat function and value within the buffer zone.

- Manage invasive plant species within the resource areas to reduce their competition with species that provide native habitat.
- Enhance native plant species within restoration areas that provide high value cover, forage, and breeding habitat.

This project will result in an overall improvement to the ecological function of the resource area and buffer zone by reducing the size of the house and moving it further from the resource area, installing an enhanced IA septic system, and removing invasive vegetation and lawn and restoring a healthy native plant community within the 50' and 100' buffer zones to the Coastal Bank. Restoring naturalized, native vegetation will increase biodiversity, improve soil protection and stability, improve storm water infiltration, and improve structural and species diversity for better wildlife habitat. The vegetation proposed in the Planting Plan associated with this document is composed of a variety of species well-adapted to coastal conditions; they are staples of a maritime shrubland community, and all will provide important ecological functions including stabilization and increased stormwater infiltration.

Stormwater runoff is slowed down by the interception of multiple vegetation layers (ground cover, mid-canopy, and over-story canopy layers). As the rainwater reaches the ground, its velocity is reduced, which prevents soil erosion and allows for swift absorption and filtration by the deeper and complex network of native plant roots. This is the preferred stormwater function provided by naturally vegetated areas. The existing invasive vegetation on this site, while providing some storm

water and habitat function, cannot provide these functions as well as native plant communities do. Native plant communities have co-evolved to sustain higher levels of species diversity per square foot, which allows plants to grow densely, and creates an extensive root system that filters rainwater and stabilizes soils on areas such as coastal banks. The high species diversity of native plant communities also increases the ecological resiliency of an area, and offers increased chance of adaptation to the impacts of climate change.

The vegetative buffer to the resource area will benefit from the removal of invasive and aggressive vegetation. The presence of invasive species leads to the loss of native habitat and biodiversity as invasive plants spread quickly and either displace or degrade native plant species and habitats because of intense competition. A reduction of native species means a loss of the particular native vegetation that insects and wildlife are adapted to, and rely on, for food and cover. Wildlife habitat will be improved by reducing invasive species competition which will better support diverse flora and fauna within this ecological community. Wildlife habitat will be further improved by reintroducing native species with various vegetative structure, fruits, and flowers that will provide high quality forage, cover, and breeding habitat. Please see "Invasive Vegetation Descriptions" for details on the benefits of removing the particular invasive species present. Please see Appendix B of this document for information regarding wildlife value of the proposed vegetation.

Overall, the proposed project will be an improvement to the site's current conditions. It will not destroy, permanently alter, or have any adverse effects on any portion of the resource area or associated buffer zone. According to the Natural Heritage and Endangered Species Program there is no Estimated or Priority Habitats of Rare Species on this property. The proposed project will enhance and protect the functions of the resource areas, buffer zone, and the stated interests of the State Wetlands Protection Act and the Town of Truro Wetland Protection Regulations. Please see Appendix A of this document for information regarding Local Performance Standards.

## VEGETATION RESTORATION PROCESS

The invasive plant management project will begin with selective removal of invasive vines and shrubs using a selective cut and wipe method, applying an EPA approved systemic herbicide to the cut vines and shrubs allowing the herbicide to translocate to root systems to avoid soil disturbance and damage to non-target native species. It is expected that some root material not destroyed by the initial herbicide application will be left behind and re-sprout, and that there is a substantial invasive species seed bank throughout the area. Therefore, follow-up treatments beginning the first growing season after the initial intensive management, and continuing through summer and fall for the next three to five growing seasons will be necessary.

This will likely reveal native shrubs and trees that have been damaged by the invasive plants. This vegetation will benefit from selective pruning or flush cutting to support vigorous future growth. The Restoration/Planting Plan proposes restoring this area with diverse native vegetation, and allowing existing vegetation not damaged by invasive vegetation to mature in place. The invasive plant management project will enhance and protect the functions of the resource areas and buffer zones, and the stated interests of the State Wetlands Protection Act and the Town of Truro Wetlands Regulations. Please see the Meeting and Exceeding the Truro Wetlands Regulations Performance Standards section on page 9 of this document for more details.

Once invasive vegetation has been removed, bare areas will be seeded with a native grass and wildflower seed mix. Woody vegetation will be planted in the following growing season after the initial intensive invasive plant management phase is complete.

The areas proposed for invasive species management and lawn removal will be replanted with 145 native shrubs, 66 native grasses, 42 native ferns, and 22 native perennials including inkberry holly (*Ilex glabra*), sweetspire (*Itea virginica*), bayberry (*Morella pensylvanica*), bush cinquefoil (*Potentilla fruticosa*), beach plum (*Prunus maritima*), fragrant sumac (*Rhus aromatica*), Carolina rose (*Rosa carolina*), arrowwood viburnum (*Viburnum dentatum*), switch grass (*Panicum virgatum*), prairie dropseed (*Sporobolus heterolepis*), anise hyssop (*Agastache*), butterfly milkweed (*Asclepias tuberosa*), lady fern (*Athyrium filix-femina*) and coneflower (*Echinacea purpurea*). Temporary irrigation will be required for the first two to three growing seasons while plants establish. Once plants are established, irrigation will be removed. All shrubs, trees, perennials and grasses are to have drip irrigation. Follow up invasive species management will be ongoing over the next three growing seasons.





## • INVASIVE PLANT MANAGEMENT

Invasive plants, also known as noxious weeds, are any plants whose introduction does or is likely to cause economic or environmental harm or harm to human health. In this case, these invasive plants reproduce rapidly and displace native species. According to the National Invasive Species Council (NISC) "Invasive species may prey upon, displace or otherwise harm native species. Some invasive species also alter ecosystem processes, transport disease, interfere with crop production, or cause illnesses in animals and humans; affecting both aquatic and terrestrial habitats." Invasive plants threaten natural communities by reducing habitat and food for native insects, birds, and other wildlife. These invasive plants have a competitive advantage because they are no longer controlled by their natural predators, and can quickly spread out of control. For these reasons, invasive species are of national and global concern. NISC's recommendations for invasive-species management includes 5 Strategic Goals for managing invasive species nationwide:

1. **Prevention**
2. **Early Detection and Rapid Response**
3. **Control and Management**
4. **Restoration**
5. **Organizational Collaboration**

While we recognize that prevention is the best and most important management strategy, it is often too late to prevent invasive species colonization of our landscapes, including our most sensitive resource areas. Whenever land disturbance occurs, whether for development or simply for planting, we recommend a monitoring program to ensure that invasive vegetation does not expand into these disturbed areas, preparing a plan for Early Detection and Rapid Response.

On project sites where invasive species have been identified, BlueFlax Design LLC follows NISC's guidelines for **Control and Management**, containing and reducing the spread of invasive populations to minimize their harmful impacts. **Restoration**; restoration of high-value ecosystems to meet resource conservation goals and **Organizational Collaboration** maximizing management effectiveness through collaboration with property owners, experienced land management professionals, and local Conservation Commissions (for project sites within Conservation Jurisdiction).

Using objectives developed by the National Invasive Species Council for **Control and Management, Restoration** and **Organizational Collaboration** as our guide, BlueFlax Design LLC proposes the following methods and techniques for managing the invasive species listed above within the coastal bank and adjacent upland resource area at 6 Baker Lane, Truro, MA:

### Control and Management Objectives:

- Identify and evaluate appropriate invasive species control methods; create action plan
- Reduce the spread and harm caused by invasive species using the identified methods of control
- Perform control and management activities according to the outlined action plan. Invasive species management objectives within the project area are as follows:

*Celastrus orbiculatus*- Reduce these species by 80% in management years one and two, 90% in management year three and reach and maintain 95%+ reduction ongoing.

*Elaeagnus umbellata*, and *Lonicera morrowii/bella* - Reduce these species by 90% in management year one, 95% in management year two, and reach and maintain 100% reduction in management year three and on going.

*Robinia pseudoacacia*- Reduce this species by 95% in year one and ongoing.

Appendix A lists and describes all invasive plant species (as documented by the Massachusetts Invasive Plant Advisory Group) identified to be managed in the proposed project area.

# MEETING AND EXCEEDING TRURO WETLANDS REGULATIONS PERFORMANCE STANDARDS

## TWR 2.01: BUFFER ZONE

1) Any proposed work in the Buffer Zone shall not adversely impact or otherwise impair any portion of said area . . . Activities within the Buffer Zone shall avoid, minimize and mitigate adverse impacts . . . 6.5. Expansion of existing structures within the Buffer Zone may be allowed provided that: i. No new structure or addition to an existing structure shall be located closer to a wetland resource area than existing conditions

- No structure is proposed closer to the resource area than existing conditions. The proposed structure is moving further from the resource area than the existing structure.
- 4. v. If there is no 50-foot-wide area of undisturbed vegetation within the Buffer Zone, the existing vegetative cover shall be preserved and/or extended beyond 50-feet in some areas by re-vegetating with native plants to the maximum amount feasible in order to approximate a 50-foot-wide corridor of native vegetation.
- All structure on this site is located within the 50' buffer zone to the Top of Coastal Bank (TOB - Top of Bank as defined by DEP based on flood elevation and percent slope above the flood elevation). Structure cannot be moved outside of the 50' buffer zone to the TOB based on the size and configuration of the lot.
- All existing native vegetation within the limit of work will be protected and will remain intact.

- Invasive vegetation will be selectively treated and removed from the entire property. Native vegetation will be restored in areas from which invasive vegetation is removed.
- Existing lawn within the 50' buffer zone is to be reduced, and these areas planted with a mix of native shrubs, grasses, and wildflowers which will provide important ecological services and benefits.

vi. On previously developed or disturbed sites, all work proposed within the buffer zone shall result in an improvement of the existing conditions and an enhanced capacity of the resource area(s) and Buffer Zone to protect the public interests and values protected under the Bylaw.

- The proposed smaller dwelling, located further from the resource areas than existing conditions, upgraded septic system, lawn reduction, invasive vegetation management, and installation of native vegetation to provide a vegetated buffer

where none currently exists will provide a significant improvement over existing conditions on this property. Please see the sections on Goals and Objectives and Restoration Process on page 4 for details.

12. The following activities are prohibited within the 50-foot vegetated buffer strip: i. New and/or expanded lawn and garden areas; underground irrigation; ii. New structures including but not limited to homes, buildings, swimming pools, sheds and decks; and iii. Expansion of existing structures including but not limited to homes, buildings, sheds and decks.

- No expansion of structure or new structure is proposed within the 50-foot vegetated buffer strip. Existing house 1929 SF, proposed house 1869 SF.

## TWR 2.04: COASTAL BANK

- Minor invasive species removal is proposed on the coastal bank.
- Invasive vegetation will be selectively treated and removed from the entire property. Native vegetation will be restored in areas from which invasive vegetation is removed

## TWR 2.05 LAND SUBJECT TO COASTAL STORM FLOWAGE

- No work is proposed in land subject to coastal storm flowage.

## MONITORING PLAN

The site will be visited and assessed for plant health, mortality, resprouting invasive species, and overall project success once to twice per year. Documentation in the form of photos will be taken before and after management activities. Photo points will provide a time lapse of visual success. Vegetation will be analyzed by percent cover in subjectively located plots after initial management is complete. This information will be used to adapt the management plan for the specific site needs and increase the chance for success. One annual report will be written and submitted to the conservation commission unless the order of conditions states more specific requirements for monitoring upon approval.

# LAND MANAGEMENT TIME-LINE

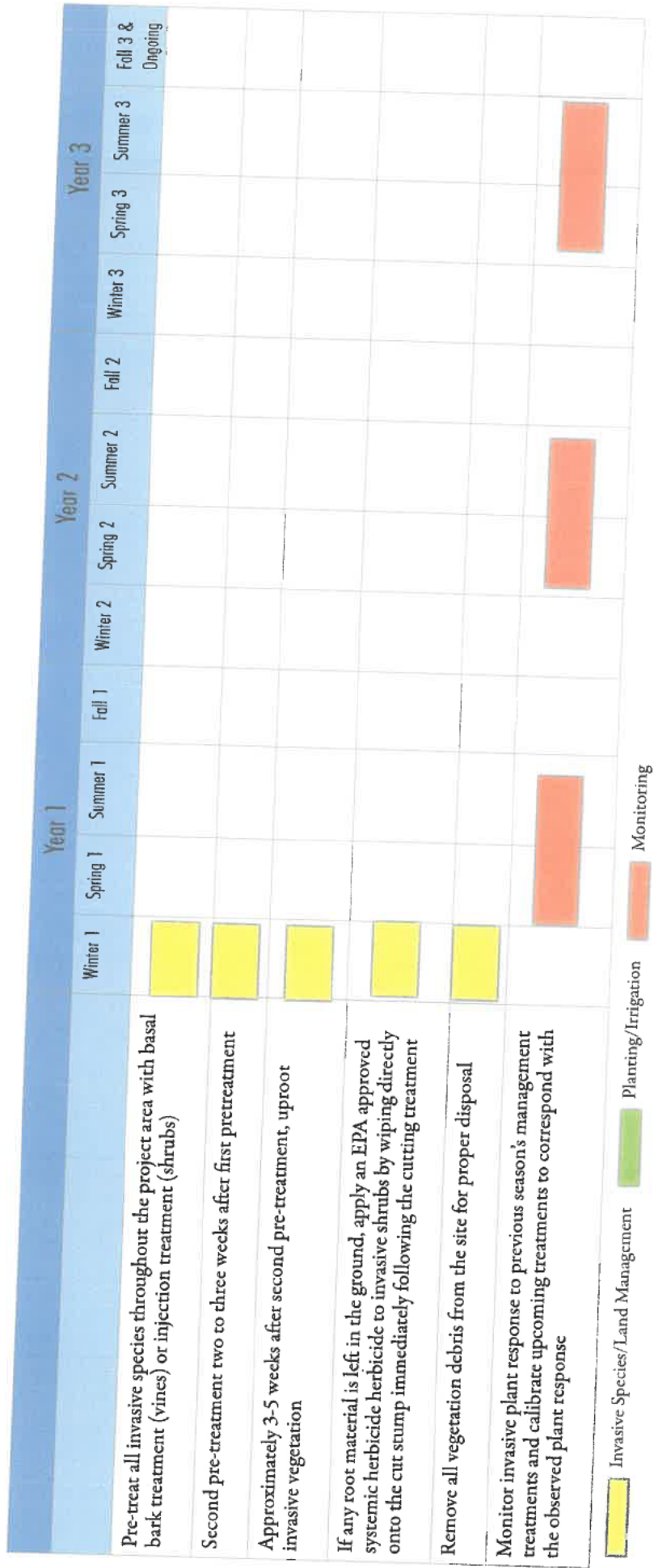
Using objectives developed by the National Invasive Species Council for Control and Management, Restoration and Organizational Collaboration as our guide, BlueFlax Design LLC proposes the following methods and techniques for managing the invasive species listed above within the coastal bank and adjacent upland resource area at 6 Baker Lane. Control and Management Objectives:

- Identify and evaluate appropriate invasive species control methods; create action plan
- Reduce the spread and harm caused by invasive species using the identified methods of control
- Perform control and management activities according to the outlined action plan. Invasive species management objectives within the project area are as follows:

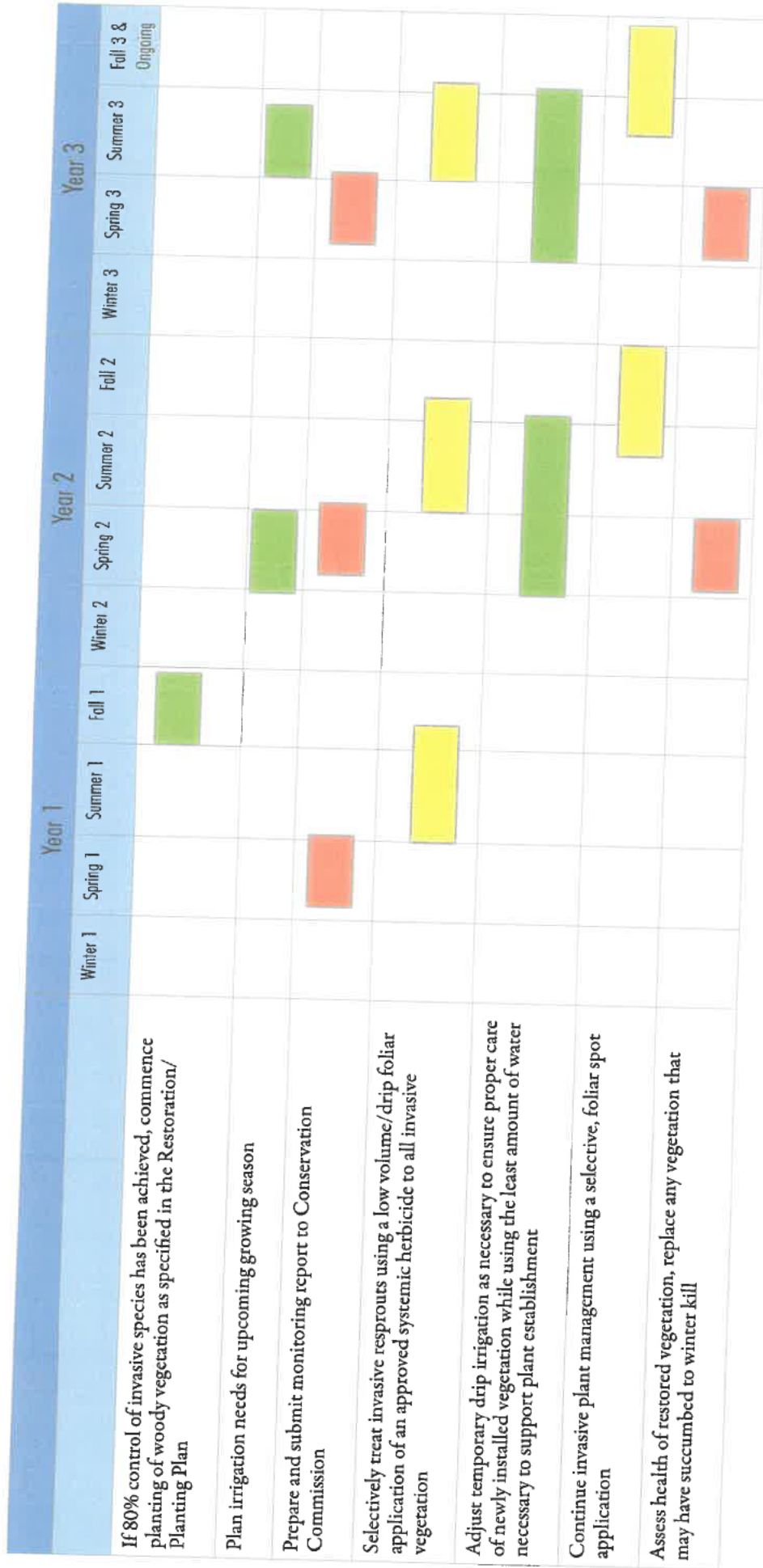
*Celastrus orbiculatus*, *Lonicera japonica* -- Reduce these species by 80% in management years one and two, 90% in management year three and reach and maintain 95%+ reduction ongoing.

*Elaeagnus umbellata*, and *Lonicera morrowii/bella* - Reduce these species by 90% in management year one, 95% in management year two, and reach and maintain 100% reduction in management year three and on going.

*Robinia pseudoacacia*- Reduce this species by 95% in year one and ongoing.



# LAND MANAGEMENT TIME-LINE (CONT.)



## ONGOING INVASIVE SPECIES MAINTENANCE:

After the third management season, invasive species should be under control. At this juncture invasive plants should be reduced to low enough numbers that an annual hand removal and selective herbicide treatment strategy will suffice to keep them out of the naturalized areas. (This will vary depending on actual carbohydrate stores in the roots and environmental conditions throughout the treatment period.) Invasive plants generally take a minimum of three to five years of active management to reach a level of successful control. Annual monitoring and minimal maintenance for invasive species should be ongoing throughout the restoration area.



## REFERENCES



- Autumn Olive (*Elaeagnus umbellata*): Illinois Nature Preserves Commission - Vegetation Management Guideline - Autumn Olive - Vol. 1, No. 3 (Rev.), <https://www.dnr.illinois.gov/inpc/pages/inpcmanagementguide/lines.aspx>. Accessed 2019.
- Autumn Olive (*Elaeagnus umbellata*): Swearingen, J., C. Barger. 2016 Invasive Plant Atlas of the United States. University of Georgia Center for Invasive Species and Ecosystem Health. <https://www.invasiveplantatlas.org/subject.html?sub=3021>. Accessed 2019.
- Black Locust (*Robinia pseudoacacia*): Swearingen, J., C. Barger. 2016 Invasive Plant Atlas of the United States. University of Georgia Center for Invasive Species and Ecosystem Health. <https://www.invasiveplantatlas.org/subject.html?sub=3350>.
- Morrow's Honeysuckle (*Lonicera morrowii*): Swearingen, J., C. Barger. 2016 Invasive Plant Atlas of the United States. University of Georgia Center for Invasive Species and Ecosystem Health. <https://www.invasiveplantatlas.org/subject.html?sub=3041>.
- National Invasive Species Council. National Invasive Species Council Management Plan 2016-2018. July 11, 2016. <https://www.doi.gov/sites/doi.gov/files/uploads/2016-2018-nisc-management-plan.pdf>.
- Oriental Bittersweet (*Celastrus orbiculatus*): Swearingen, J., C. Barger. 2016 Invasive Plant Atlas of the United States. University of Georgia Center for Invasive Species and Ecosystem Health. <https://www.invasiveplantatlas.org/subject.html?sub=3012>.
- Showy Fly Honeysuckle (*Lonicera x bella*): Swearingen, J., C. Barger. 2016 Invasive Plant Atlas of the United States. University of Georgia Center for Invasive Species and Ecosystem Health. <https://www.invasiveplantatlas.org/subject.html?sub=5948>.
- Town of Truro Conservation Regulations. July 1 2019.
- Wetlands Protection Act Regulations 310 CMR 10.00. Mass Department of Environmental Protection. October 24, 2014. <https://www.mass.gov/regulations/310-CMR-1000-wetlands-protection-act-regulations>.



## • APPENDIX A. INVASIVE SPECIES DESCRIPTIONS

Shrub Honeysuckle (*Lonicera morrowii*, *bella*) will invade a wide variety of habitats, from woodlands to disturbed sites, and can tolerate a variety of moisture and light conditions. It can spread quickly and form a dense thicket which limits native plant growth. This species is believed to produce allelopathic chemicals that inhibit the growth of other plants, thereby out-competing native vegetation.



Shrub honeysuckle blooming

Shrub honeysuckle leaves and flowers

Asiatic Bittersweet (*Celastrus orbiculatus*): Asiatic bittersweet is a woody vine capable of climbing up to 60 feet in trees and can cover all plant layers, eliminating native species. Vines constrict trees and shrubs, killing them by shading and girdling. Bittersweet poses a serious threat because it spreads rapidly through underground root systems that form new stems, reproduces prolifically by seed, and is shade tolerant.



Asiatic bittersweet fruit

Asiatic bittersweet vines

Black Locust (*Robinia pseudoacacia*) spreads rapidly by seed and also re-sprouts vigorously after curting. Substantial root sucker growth should be expected from the remaining root material within 60 days of the initial removal. Re-sprouting can be minimized with the application of an herbicide applied directly to the cut stem.



Black locust leaf

Black locust bark

Autumn olive (*Elaeagnus umbellata*) This small tree with distinctive silvery leaves has the ability to fix atmospheric nitrogen, amending surrounding soils, and is prone to out-compete native species. The cut-stump herbicide application is most effective for this species.



Autumn olive leaves

Autumn olive tree fruiting

# APPENDIX B. PLANT GUIDE

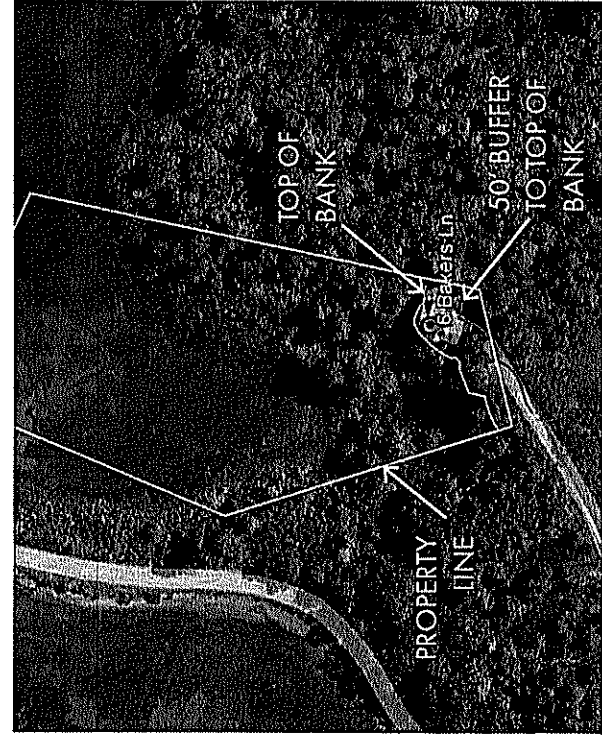
Botanical Name	Common Name	Height	Bloom Period	Characteristics	Plant Notes
SHRUBS					
<i>Cornus sericea</i>	Red osier dogwood	5-10'	May-Jun		
<i>Ilex glabra</i>	Inkberry holly	5-8'	N/A		Evergreen
<i>Ilex verticillata</i>	Winterberry holly	3-12'	June-July		Red berries persist in winter
<i>Itea virginica</i>	Virginia sweetspire	3-4'	May-Jun		Good fall foliage color
<i>Morella pensylvanica</i>	Northern bayberry	5-8'	N/A		Fixes nitrogen in soil
<i>Potentilla fruticosa</i>	Shrubby cinquefoil	3'	July-Aug		
<i>Rhus aromatica</i>	Fragrant sumac	2-6'	March		
<i>Rosa carolina</i>	Carolina rose	3-5'	June-July		
<i>Viburnum dentatum</i>	Arrowwood viburnum	6-12'	May		Good fall foliage color, fragrant
GRASSES, PERENNIALS/FERNS					
<i>Panicum virgatum</i>	Switchgrass	3-5'	Aug-Nov		
<i>Sporobolus heterolepis</i>	Prairie dropseed	2-3'	Jun-Aug		
<i>Agastache</i>	Hyssop	24-36"	July-Sep		Lavender blue flowers; attracts butterflies
<i>Asclepias tuberosa</i>	Butterfly weed	18-24"	Jun-Sep		Orange flowers; host for monarch butterfly
<i>Athyrium filix-femina</i>	Lady fern				Deciduous groundcover
<i>Echinacea purpurea</i>	Purple coneflower	2-3'	Jun-Aug		Purple flowers

## PLANT GUIDE REFERENCES

- Darke, Rick and Tallamy, Doug. *The Living Landscape*. Portland: Timber Press, 2014. Print.
- Illinois Wildflowers. <<http://www.illinoiswildflowers.info/>>.
- Missouri Botanical Garden. Plant Finder. <<http://www.missouribotanicalgarden.org/planfinder/planfindersearch.aspx>>.
- New England Wildflower Society. Go Botany. <<https://gobotany.newenglandwild.org/>>.
- North Creek Nurseries. Our Plants. <<http://www.northcreeknurseries.com/Our-Plants>>.
- United States Department of Agriculture: Natural Resources Conservation Services. Plant Database. <<http://plants.usda.gov/java/>>.



PROJECT AREA



Google Earth aerial image of 6 Bakers Lane, Truro, MA

PLAN NOTES

- Site plan provided by Schofield Brothers of Cape Cod.
- This plan proposes to raze the existing 3 bedroom home, reconstruct a new 2 bedroom single family home, upgrade the septic to an enhanced IA system, remove invasive vegetation from 2845 SF and restore native plant vegetation, and remove 1479 SF of lawn and plant native vegetation.
- Invasive species on site that will be managed/removed include Asiatic bittersweet (*Celastrus orbiculatus*), autumn olive (*Elaeagnus umbellata*), black locust (*Robinia pseudoacacia*), and shrub honeysuckle (*Lonicera spp.*). Invasive plants will be selectively treated with an EPA-approved systemic herbicide and removed mechanically or by hand.
- 7 invasive, hazard, and damaged trees are proposed to be removed.
- After invasive species removal the project area will be seeded with a native grass and wildflower mix (see below).
- The management areas will be planted with a total of 145 native shrubs, 66 native grasses, 42 native ferns and 22 native perennials. (see Plant Schedule below for details)
- Native vegetation that was damaged by invasive species or historic pruning may be regeneratively pruned using best management practices to promote healthy regeneration and vigorous growth.
- All vegetation debris will be removed from the site and brought to an off-site disposal area.
- Temporary irrigation will be required for the first two to three growing seasons while plants establish. Drip irrigation to be installed on all shrubs, perennials, and grasses. Once plants are established irrigation will be removed.
- Follow up invasive species management will be ongoing over the next three growing seasons to ensure proper management and successful restoration.
- REVISED 11/28/22: Driveway redesign.

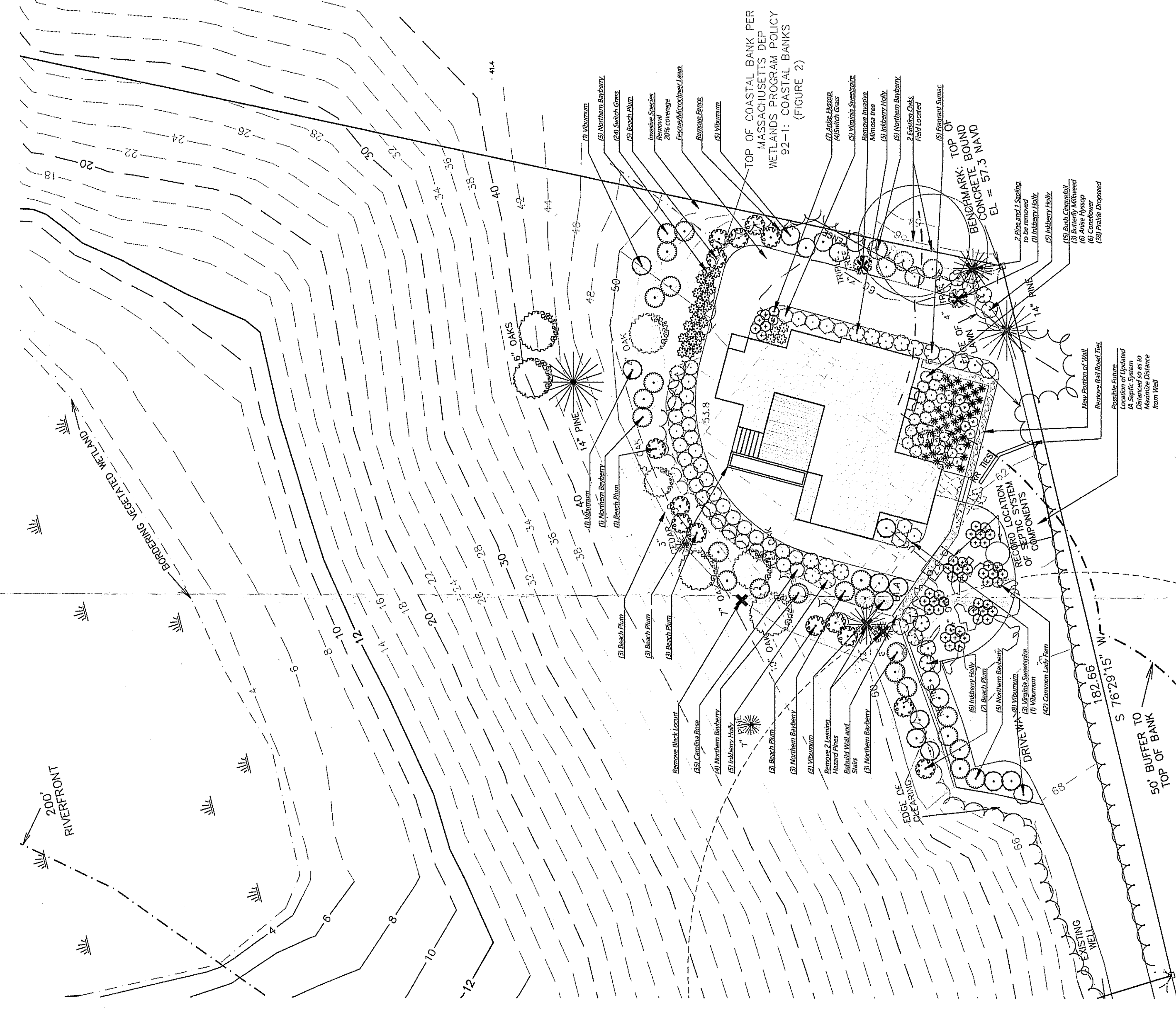
PLANTING SCHEDULE

PLANT SCHEDULE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
+	Ilex glabra / Inkberry Holly	3 gal	21
+	Ilex virginica / Virginia Sweetspire	3 gal	8
+	Morella pennsylvanica / Northern Bayberry	3 gal	28
+	Potentilla fruticosa / Bush Cinquefoil	3 gal	15
+	Prunus maritima / Beach Plum	3 gal	14
+	Rhus aromatica / Fragrant Sumac	3 gal	5
+	Rosa carolina / Carolina Rose	3 gal	35
+	Viburnum dentatum / Viburnum	3 gal	19
FERNS			
+	Athyrium filix-femina / Common Lady Fern	5" plug	42
GRASSES			
+	Panicum virgatum / Switch Grass	1 gal	28
+	Sporobolus heterolepis / Prairie Dropseed	1 gal	38
PERENNIALS			
+	Agastache / Anise Hyssop	1 gal	13
+	Asclepias tuberosa / Butterfly Milkweed	1 gal	3
+	Echinacea purpurea / Coneflower	1 gal	6

Invasive Species Management Area

- GRASS & WILDEFLOWER SEED MIX**  
 Agrostis perennans / Autumn Bentgrass  
 Asclepias tuberosa / Butterfly Milkweed  
 Echinacea purpurea / Purple Coneflower  
 Festuca ovina / Sheep Fescue  
 Festuca rubra / Red Fescue  
 Junco tenuis / Path Rush  
 Rudbeckia hirta / Black-eyed Susan  
 Schizanthum scopolarium / Little Bluestem Grass

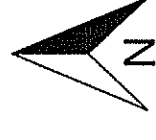
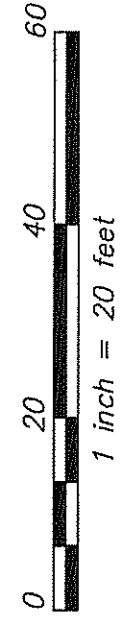
Restoration Planting Area



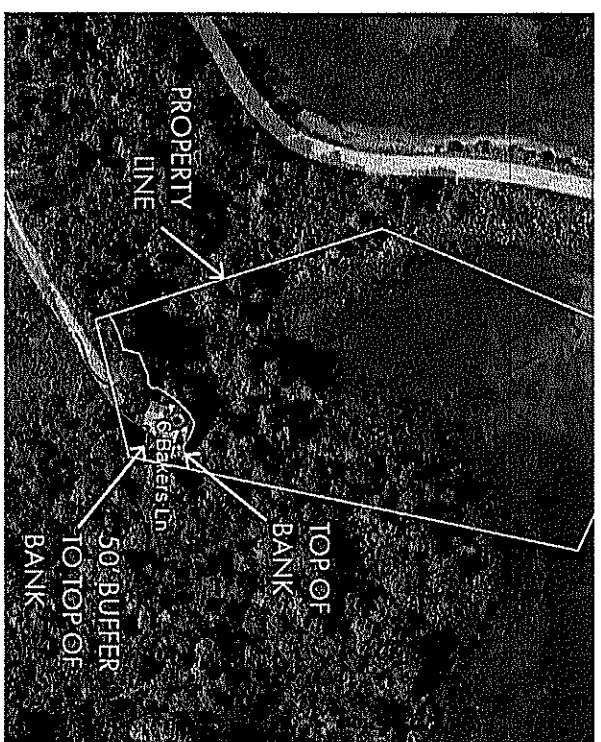
PROPOSED CONDITIONS PLAN

11/22/22 RSVD 11/28/22

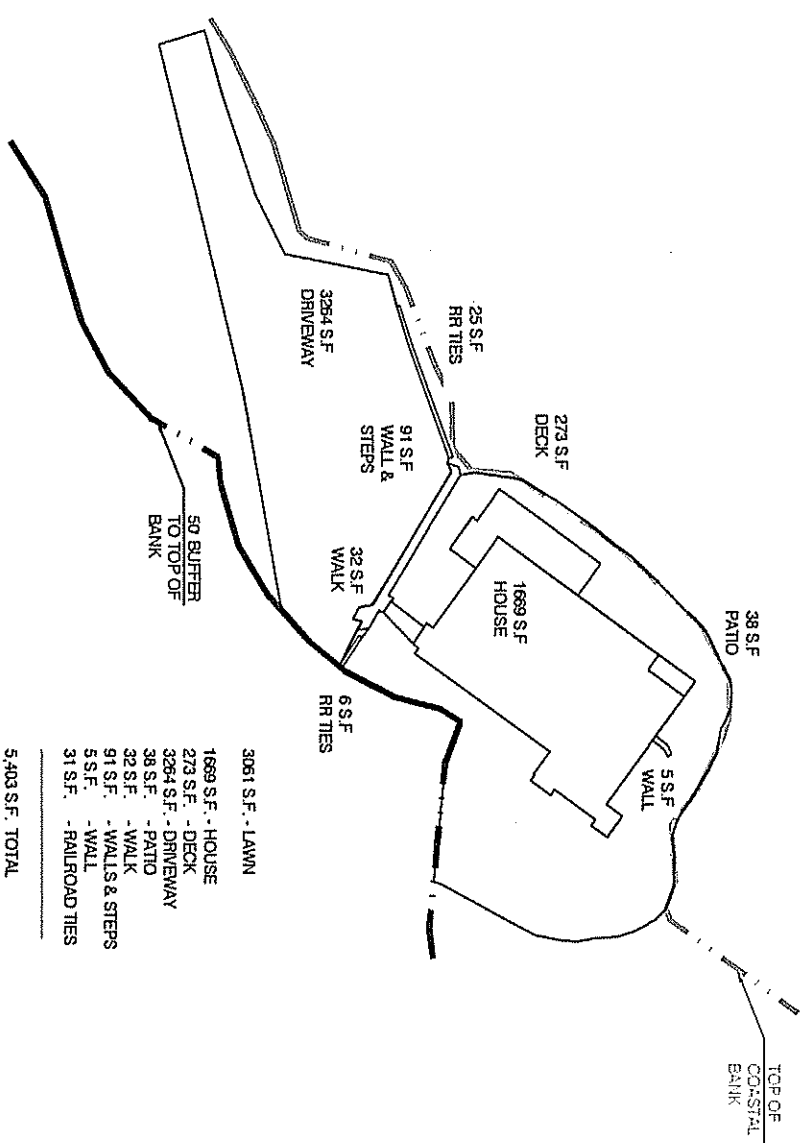
MEYER RESIDENCE  
 6 BAKERS LANE  
 TRURO, MA



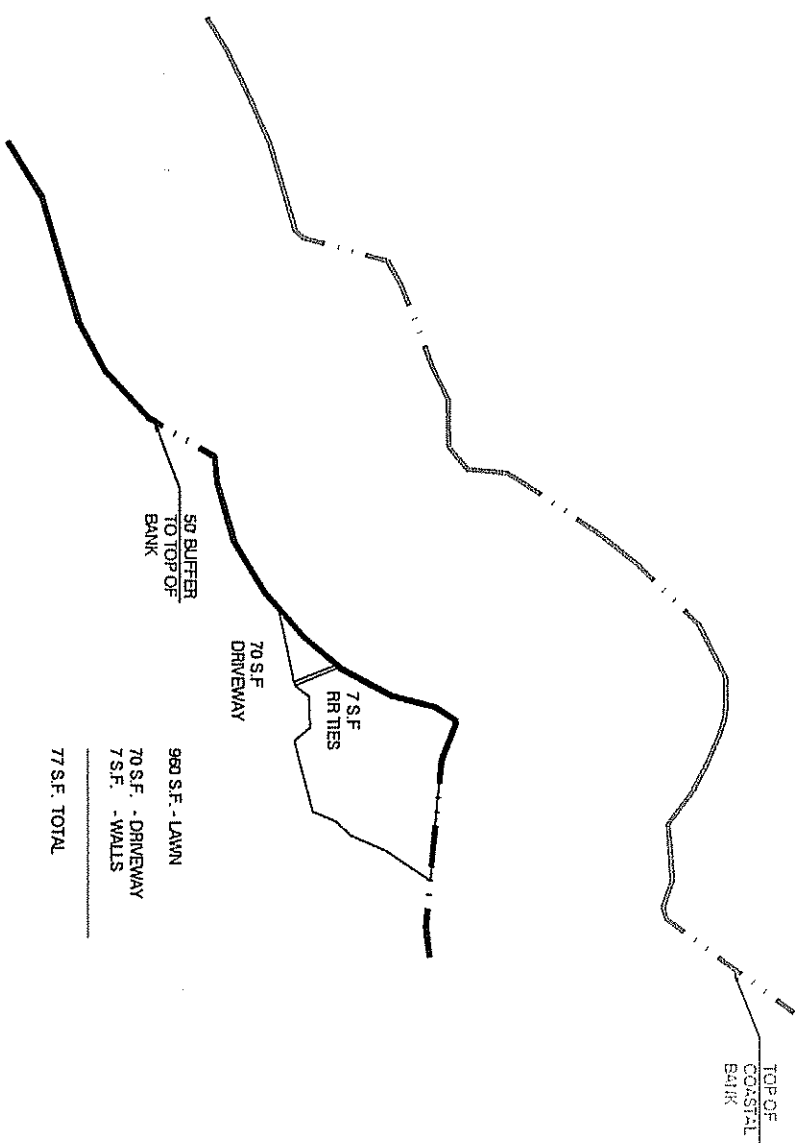
DATE	REVISION	INITIALS
11/28/22	Driveway redesign	TBH



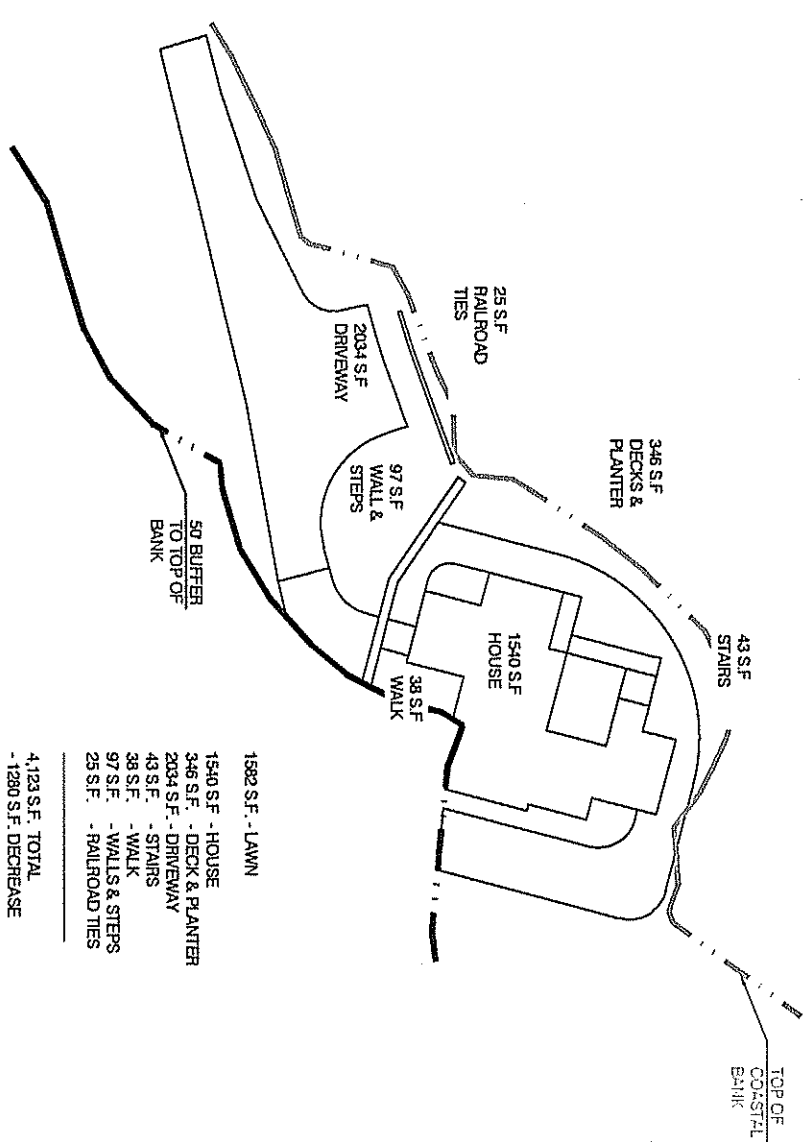
Google Earth aerial image of 6 Bakers Lane, Truro, MA



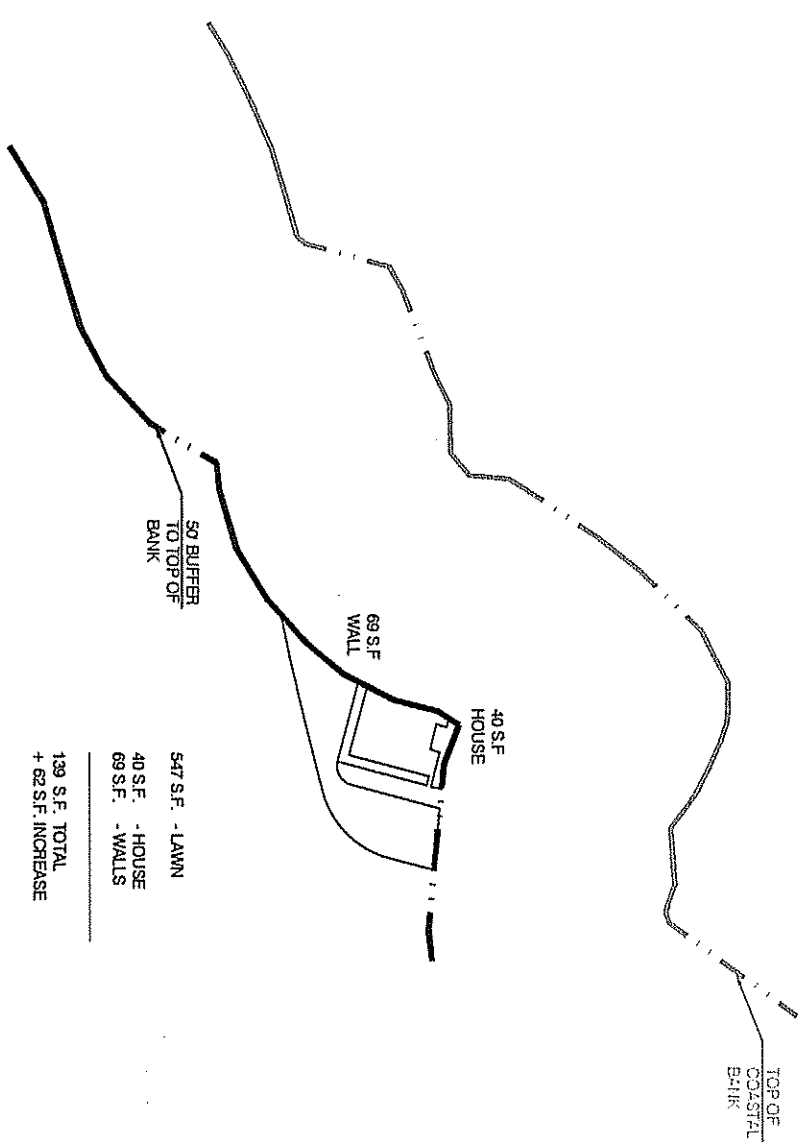
EXISTING COVERAGE 0' - 50' BUFFER



EXISTING COVERAGE 50' - 100' BUFFER



PROPOSED COVERAGE 0' - 50' BUFFER



PROPOSED COVERAGE 50' - 100' BUFFER



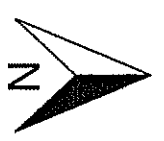
PO BOX 391 HARWICH PORT, MA  
774-408-7718 | www.blueflaxdesign.com

NOV 29 2022  
TOWN OF TRURO  
Conservation Commission

COVERAGE CALCULATIONS

11/28/22

MEYER RESIDENCE  
6 BAKERS LANE  
TRURO, MA



DATE	REVISION	INITIALS

**PAID**

Conservation Commission  
TOWN OF TRURO  
OCT 18 2022

8

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

**Request for Determination**

Project address: 28 GREAT HILLS RD Map 49 Parcel 30

- Is the project located in a resource area or buffer zone BUFFER TO COASTAL BANK/RIVERFRONT
- Resource Area Type(s): C. BANK & RIVERFRONT
- If Buffer Zone what is the distance from Resource Area: APPROX 50' IN RIVERFRONT

Description of project: (list all activities and describe methodology for construction or installation including equipment type if applicable) Remove & Replace existing deck & footings (footings as needed)

Attached site plan titles/dates, and any other plan or narratives title/dates: \_\_\_\_\_

Describe the best management practices/mitigation that will be used on the site: Storage of materials in driveway

Special Conditions required by the Conservation Include: \_\_\_\_\_

The proposed project is approved subject to the conditions included herein.

The use of town property for beach access or staging of construction materials requires a permit issued by the Board of Selectmen. The owner and applicant/representative are responsible for obtaining this permit prior to work start.

The owner and applicant/representative shall, avoid and otherwise minimize any activities in the buffer zone or in resource areas by use of best management practices on the site, such as:

- Placement of an agreed upon work limit;
- Proper placement of construction materials in developed or already disturbed areas;
- Proper installation/maintenance of erosion control;
- Good housekeeping that includes at a minimum daily trash pickup; no dumping of paint, plaster or concrete on the site but rather, disposing of it properly.

Approval of the project as described herein includes only the scope and specifications reviewed by the Conservation Commission; any changes to this project shall require additional review by the Conservation Commission prior to the work being done. Expansion of the scope of work may result in the applicant being required to file a full notice of intent. Any work done that exceeds the scope defined in the approved application shall be subject to issuance enforcement action; Violation of these conditions may result in issuance of an enforcement Order; non-criminal violation citations to the owner and/or applicant/representative accompanied by fines that accrue per offense and may accrue daily.

By reading and signing this letter of agreement the applicant acknowledges that they have read and understand the terms as stated herein; the scope of this approval is limited to the work described herein; and your signature on this conditional approval is acknowledgement that no work shall go forward until the RDA conditions have been issued by the Conservation Commission.

Applicant/Representative printed name and signature: Michael Rojas 

\* Owners printed name and signature: \_\_\_\_\_



**TOWN OF TRURO**  
**Conservation Commission**

24 Town Hall Road  
P.O. Box 2030, Truro MA 02666  
Tel: 508-349-7004, Ext. 31 Fax: 508-349-5508

WAIVER

I, Michael Rogers (print name), hereby waive the twenty-one (21) day time period for a public hearing following receipt of a:  Notice of Intent  Abbreviated Notice of Intent  Request for Determination of Applicability  Amended Order of Conditions  Abbreviated Notice of Resource Area Delineation by the Truro Conservation Commission under Massachusetts General Laws, Ch. 131, sec. 40, and under Truro Conservation Bylaw, Section 8.5.2.

The  Notice of Intent  Abbreviated Notice of Intent  Request for Determination of Applicability  Amended Order of Conditions  Abbreviated Notice of Resource Area Delineation was submitted on \_\_\_\_\_ (date) for work at 28 Great Hills Rd (address). I understand that the next meeting of the Conservation Commission is scheduled for NOVEMBER 7, 2022 and that the Commission will open the public hearing on that date.

I am the: \_\_\_\_\_ Applicant  
 Applicant's Representative

Conservation Commission  
TOWN OF TRURO  
OCT 18 2022

[Signature]  
(signature)

10/8/22  
(date)



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

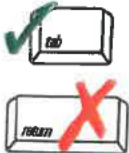
TRURO  
City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Name: Kathleen Odonez  
Mailing Address: [Redacted]  
City/Town: [Redacted] State: Ma. Zip Code: [Redacted]  
Phone Number: 1-417-875-0491  
E-Mail Address: [Redacted]  
Fax Number (if applicable):

2. Representative (if any):

Firm: WOOD END CONSTRUCTION  
Contact Name: MIKE ROGERS  
Mailing Address: PO Box 457  
City/Town: No TRURO State: Zip Code: 02652  
Phone Number: 508.510.2421  
E-Mail Address: anmrogers@comcast.net  
Fax Number (if applicable):

B. Determinations

1. I request the TRURO Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).

Conservation Commission  
TOWN OF TRURO

OCT 18 2022



# WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

## C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

28 GREAT HILLS RD

TURO

Street Address

City/Town

M. 49 - 30

P. 30

Assessors Map/Plat Number

Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

existing deck around house on Great Hills overlooking  
Pamnet harbor

- c. Plan and/or Map Reference(s):

Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

1:1 Replacement work



**C. Project Description (cont.)**

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

*(Handwritten mark)*

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

City/Town \_\_\_\_\_

**WPA Form 1- Request for Determination of Applicability**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**D. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Name Kathleen Ordonez  
Mailing Address \_\_\_\_\_  
City/Town \_\_\_\_\_ State MA. Zip Code \_\_\_\_\_

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant Kathleen B. Ordonez Date 10/8/22  
Signature of Representative (if any) \_\_\_\_\_ Date 10/8/22



**Nina Richey**

---

**From:** Nina Richey  
**Sent:** Tuesday, October 18, 2022 11:41 AM  
**To:** SERO\_NOI (DEP)  
**Cc:** Emily Beebe; Courtney Warren; Arozana Davis  
**Subject:** RDA for 28 Great Hills Road\_Town of Truro  
**Attachments:** Request for Determination of Applicability 28 Great Hills Rd.pdf

This email is to notify you that a Request for Determination of Applicability has been filed with the Truro Conservation Commission today at 10/18/2022 and will be heard at the 12/5/2022 conservation commission meeting.

Nina Richey/Office Assistant Building/Conservation/Health  
Phone: 774-383-3286/Fax: (508)349-5508/ e-mail: [nrichey@truro-ma.gov](mailto:nrichey@truro-ma.gov)  
Town of Truro/P.O. Box 2030/24 Town Hall Road/Truro, MA 02666

**Nina Richey**

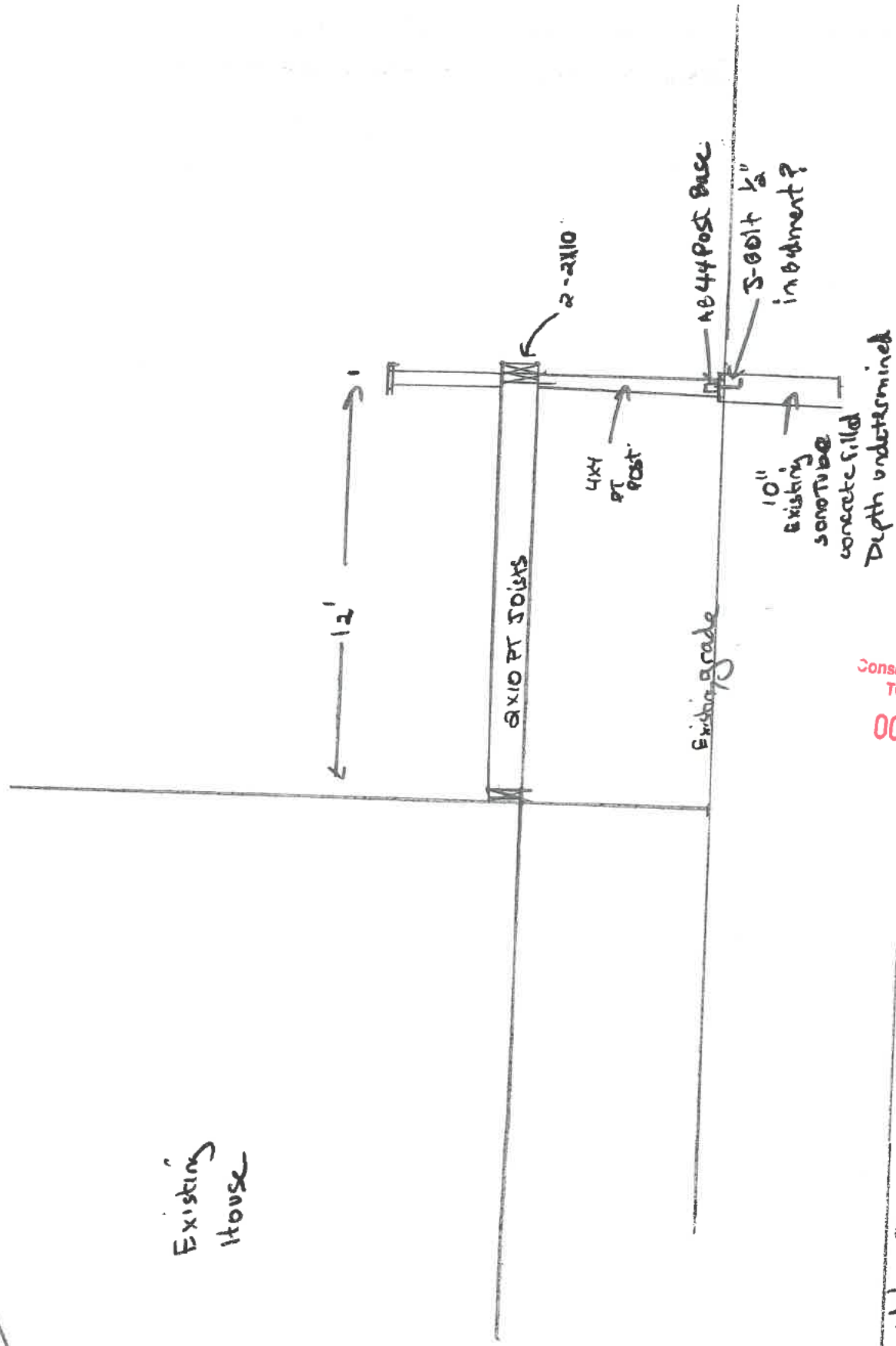
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**From:** SERO\_NOI (DEP) <sero\_noi@state.ma.us>  
**Sent:** Tuesday, October 18, 2022 11:46 AM  
**To:** Nina Richey  
**Subject:** RE: RDA for 28 Great Hills Road\_Town of Truro

Thank you for using the SERO\_NOI mailbox. Please be advised that this mailbox is primarily used for delivery of automated File Number Notification letters. If your e-mail requires a response, it may take several days for it to be delivered to the appropriate Wetlands' Staff person. If you require a more immediate response from that individual, please contact them directly by telephone or e-mail.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Existing House



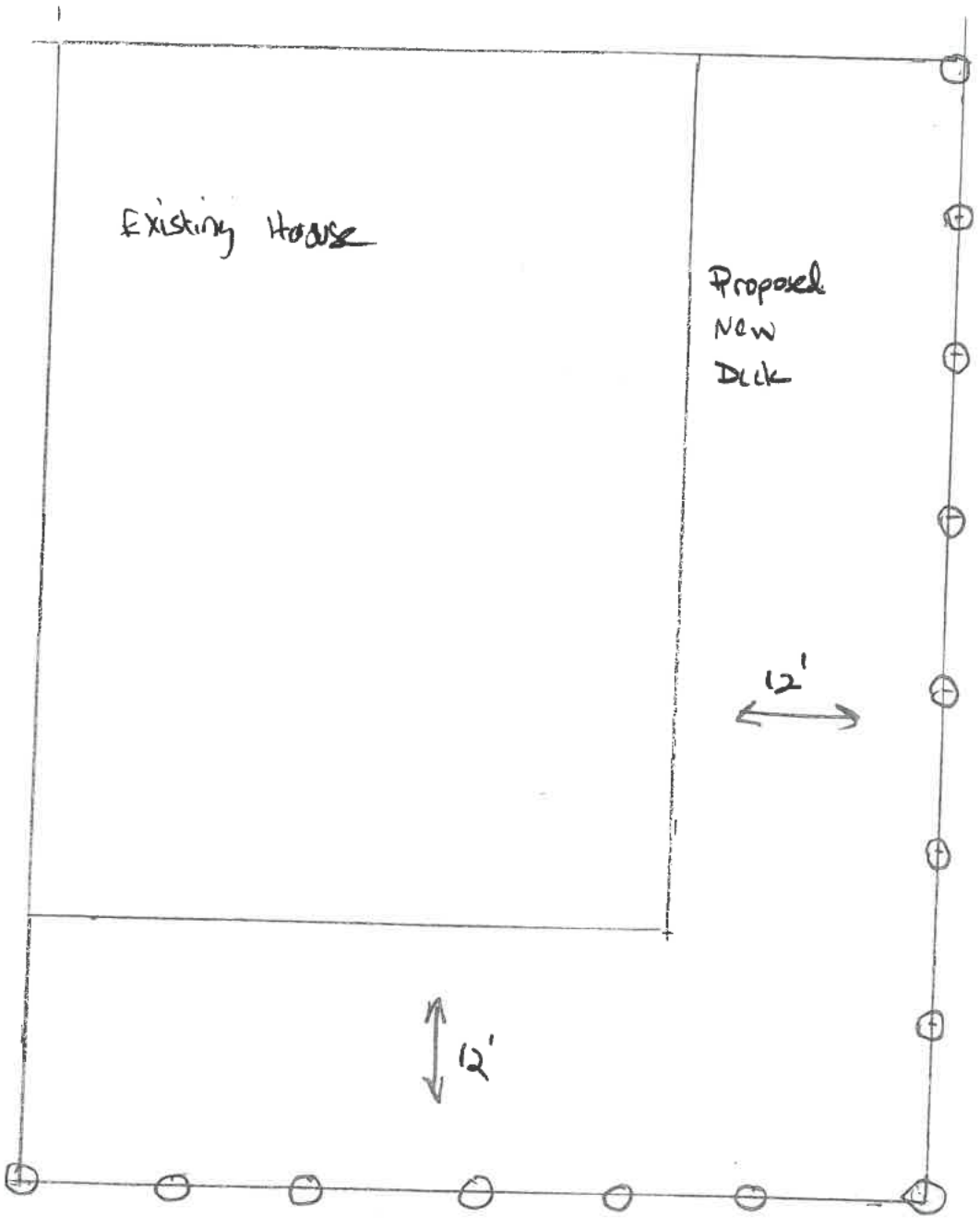
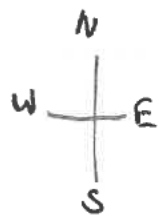
Conservation Commission  
TOWN OF TRURO  
OCT 18 2022

Builder Mike Rought

Scale 1/4" = 1'

Pg 3 Existing Deck

Ordinance 28 Great Hills Rd

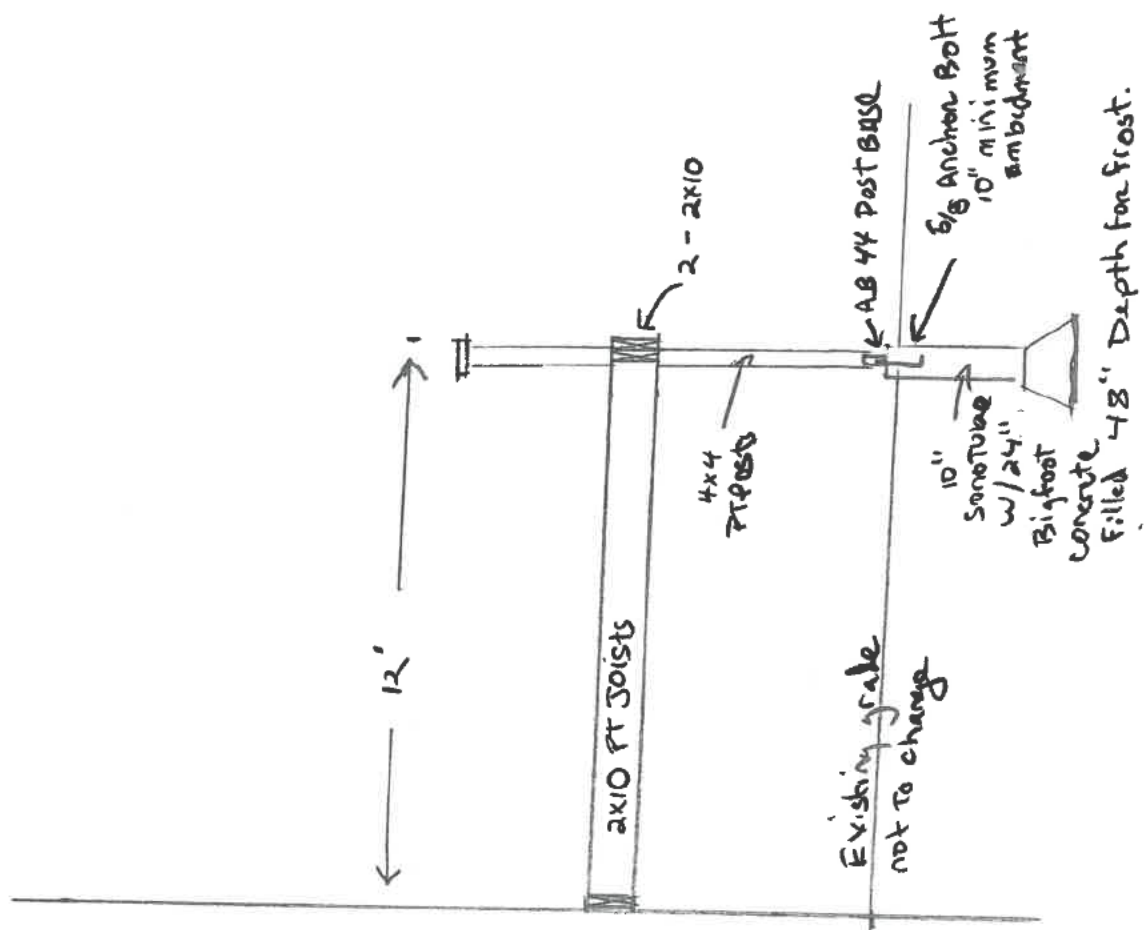


Legend.  
⊗ = Footing  
10" Diameter  
24" Bigfoot footing  
48" Below grade  
for frost.

Conservation Commission  
TOWN OF TRURO  
OCT 18 2022

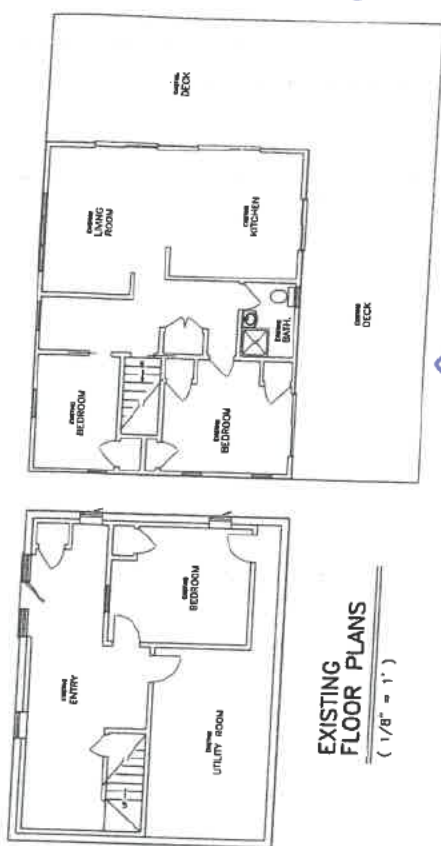
Proposed New Deck  
\_\_\_\_\_  
Page 4  
\_\_\_\_\_  
Builder Mike Rogers  
\_\_\_\_\_  
Scale 1/8" = 1'  
\_\_\_\_\_  
Ordones 28 Great Hills Rd  
\_\_\_\_\_

Page 5



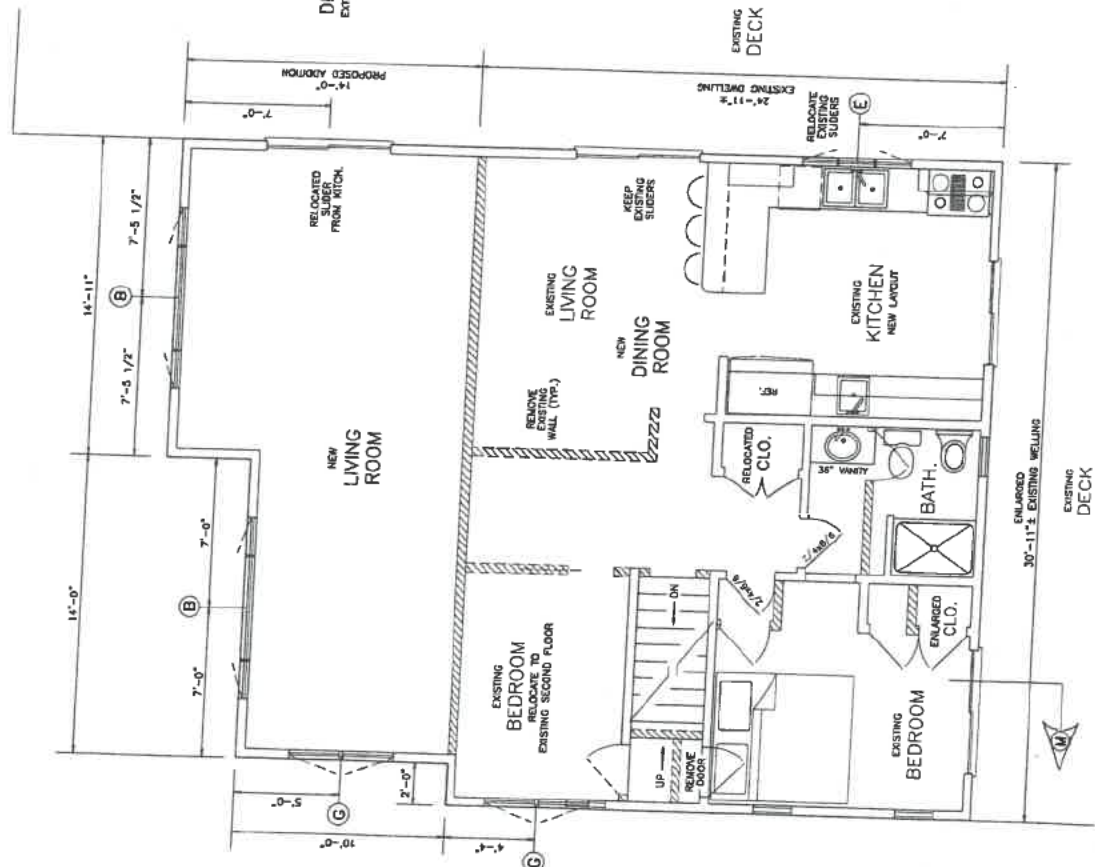
Proposed new Deck  
Page 5  
Builder Mike Rogers  
Scale 1/4" = 1'  
Ordinance 28 Great Hills Rd

Page 1

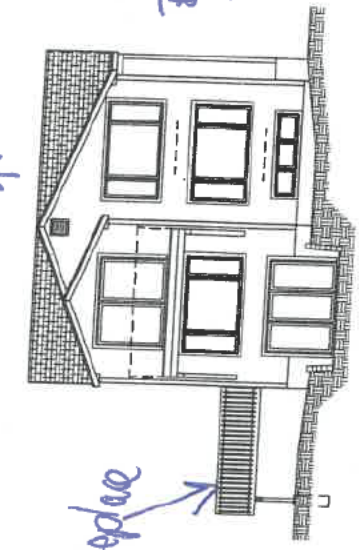


EXISTING FLOOR PLANS  
( 1/8" = 1' )

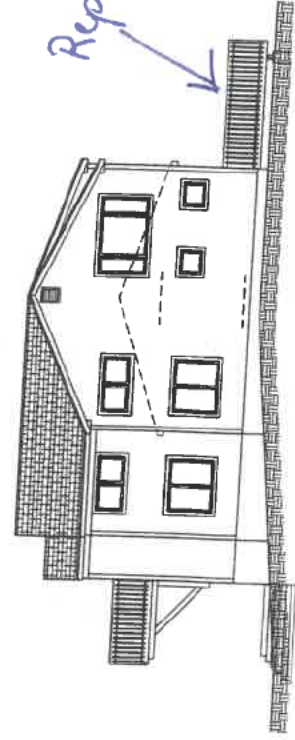
DECK  
EXTENSION



EXISTING FIRST FLOOR  
( 1/4" = 1' )



FRONT ELEVATION  
( 1/8" = 1' )



RIGHT ELEVATION  
( 1/8" = 1' )

work to be performed  
Replaced.

Replace

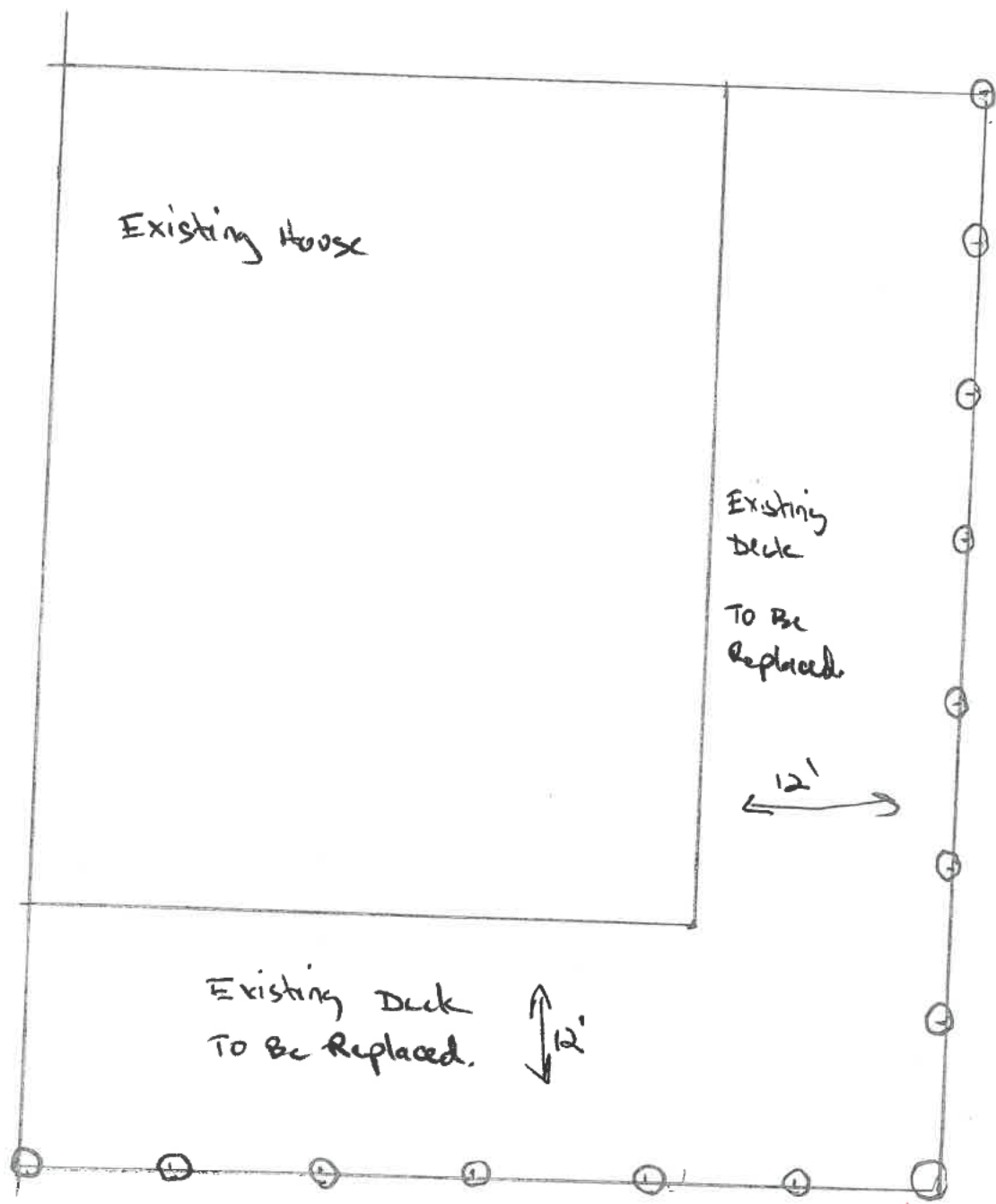
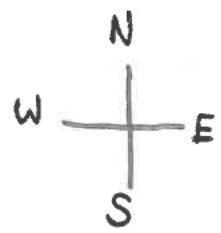
Replace

ALL CONSTRUCTION TO BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, SIXTH EDITION AND ANY APPLICABLE LOCAL BUILDING REGULATIONS.

avo design -  
Carol  
508.885.3288

JORGE & KATHY ORDONEZ  
28 GREAT HILLS ROAD  
EXISTING FLOOR PLANS  
-FIRST FLOOR PLAN-FRONT & RIGHT ELEVATION  
OCTOBER 7, 2006

REVISED:  
JANUARY 29, 2007



Legend  
⊙ = Footing  
10" Diameter  
Depth unknown

Conservation Commission  
TOWN OF TRURO  
OCT 18 2022

Existing Deck

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Page 2

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Builder Mike Rogers

---

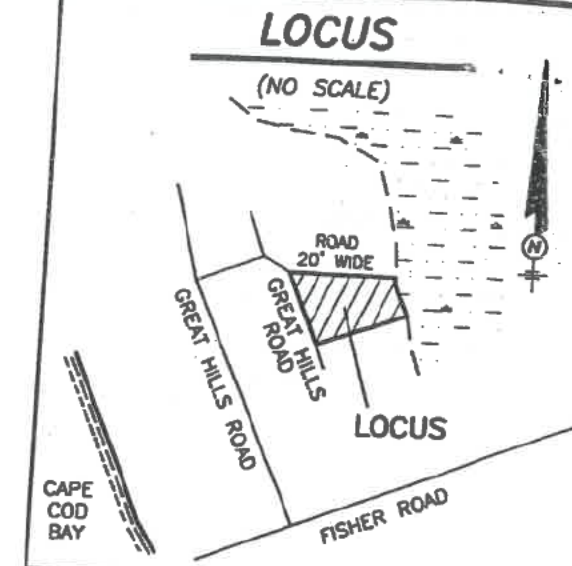
Scale 1/8" = 1'

---

Ordonez 28 Great Hills Rd.

---

NOTE: THIS PLAN REQUIRES CONSERVATION COMMISSION APPROVAL



**LEGEND**

- EXISTING SEPTIC
- EXISTING WELL
- PROPOSED WELL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WATER LINE
- TEST HOLE
- SEPTIC TANK
- "D" BOX
- UNDERGROUND UTILITIES
- CLEAN-OUT AT GRADE (SEE C.N.#1)

**SITE & SEWAGE PLAN**

LOCUS: **28 GREAT HILLS ROAD**  
TRURO, MA

PREPARED FOR: **ARLENE E. GARDNER**  
46 MANCHESTER STREET  
LEOMINSTER, MA 01453

REFERENCE: ASSR'S MAP **49** PARCEL **30**

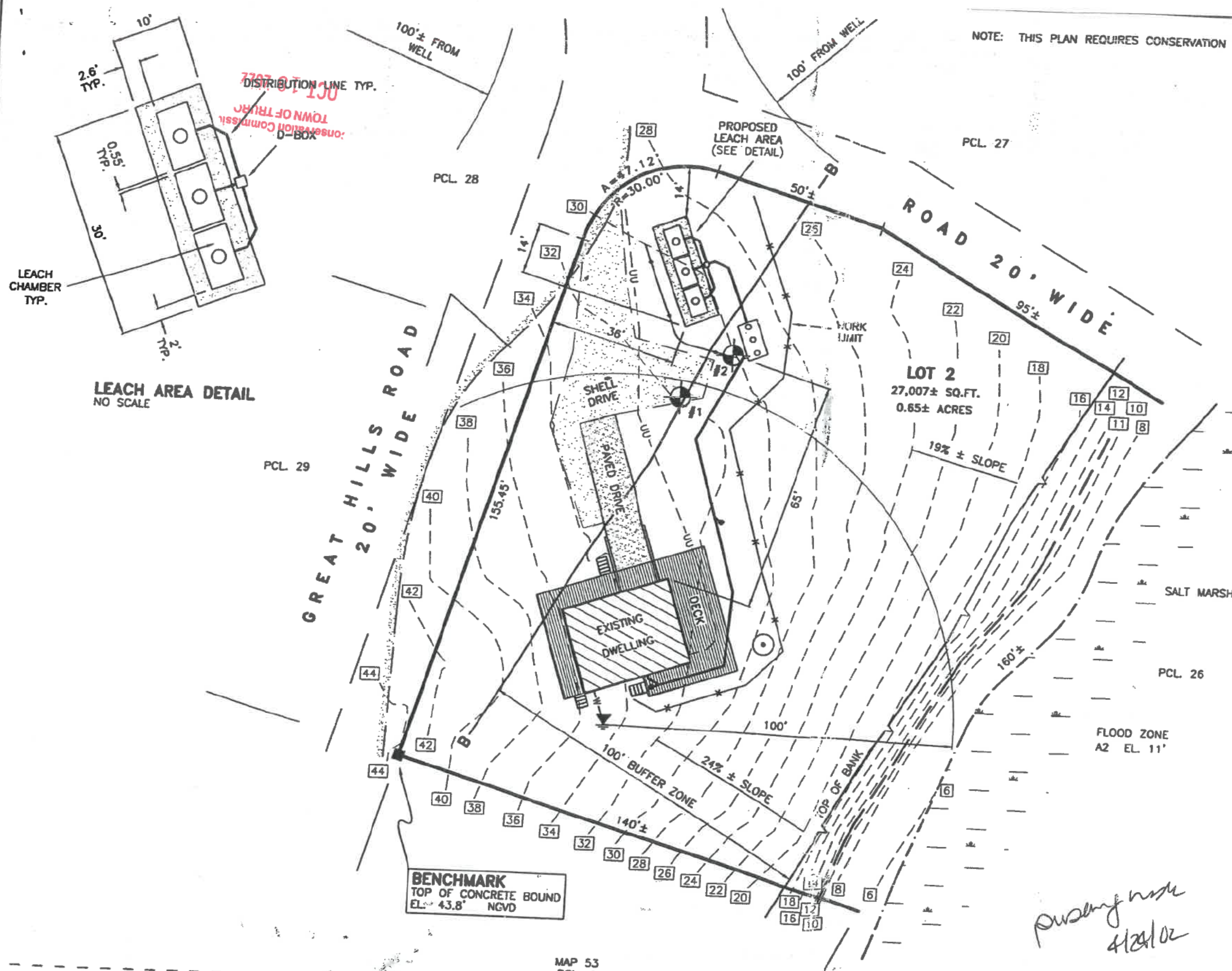
SCALE: 1" = 30'  
DATE: 2-22-2002  
SHEET No. 1 OF 2  
JOB No. 01236

4-11-02	EXIST. CESS.
REVISIONS	

**FELCO, INC.**  
ENGINEERING - LAND SURVEYING  
P.O. BOX 1365 ORLEANS, MA 02653  
(508) 255-8141 (FAX) 255-2954

MAP 53  
PCL 4

**BENCHMARK**  
TOP OF CONCRETE BOUND  
EL. 43.8' NGVD



ALL WELLS NOT SHOWN EXCEED 200' FROM LOCUS SEWAGE.  
VERIFY ZONING AND UTILITY SETBACK DIMENSIONS PRIOR TO CONSTRUCTION.  
THIS PLAN IS PREPARED FOR COMPLIANCE WITH 310 CMR 15.000 ONLY  
AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

*Proposed work  
4/22/02*



41 Fisher Rd



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Truro  
City/Town

# WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Conservation Commission

TOWN OF TRURO

## A. General Information

**PAID**  
DEC 15 2021

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



### 1. Applicant:

Peter Tufano

Name

peter.tufano@gmail.com

E-Mail Address

10 Frost Street

Mailing Address

Cambridge

City/Town

MA

02140

State

Zip Code

(617) 947-6981

Phone Number

Fax Number (if applicable)

### 2. Representative (if any):

GEIGER-PHILLIPS, INC

Firm

STEVEN PHILLIPS

Contact Name

steve@geiger-phillips.com

E-Mail Address

P O BOX 1450

Mailing Address

WELLFLEET

City/Town

MA

02667

State

Zip Code

508-349-9543

Phone Number

508-349-0851

Fax Number (if applicable)

## B. Determinations

1. I request the Truro Cons. Com. make the following determination(s). Check any that apply:  
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 1 - Request for Determination of Applicability**

City/Town \_\_\_\_\_

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**C. Project Description (cont.)**

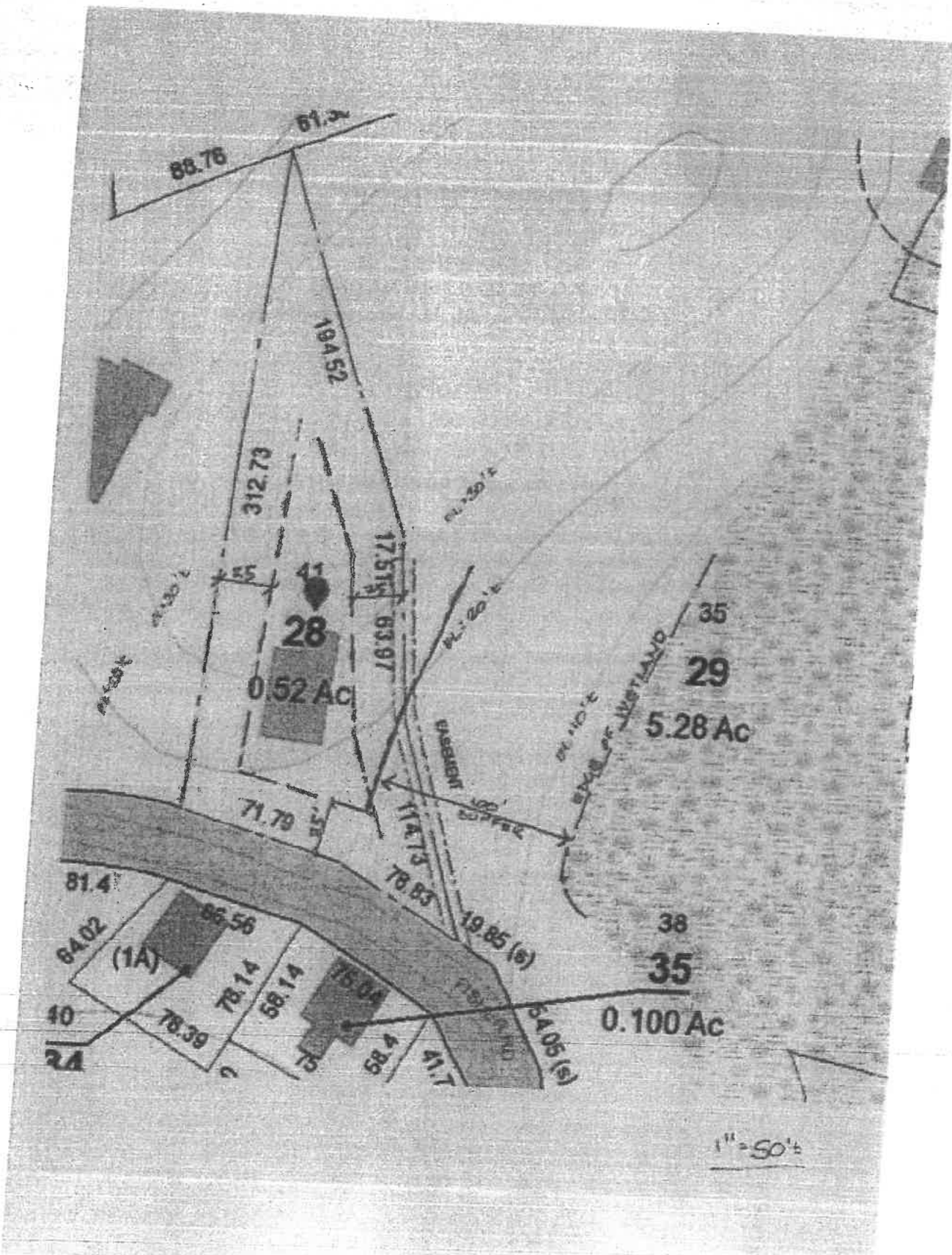
b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

**PROPOSED ACTIVITY IS NOT WITHIN THE  
BUFFER ZONE PER 310CMR:10.02 (b)**

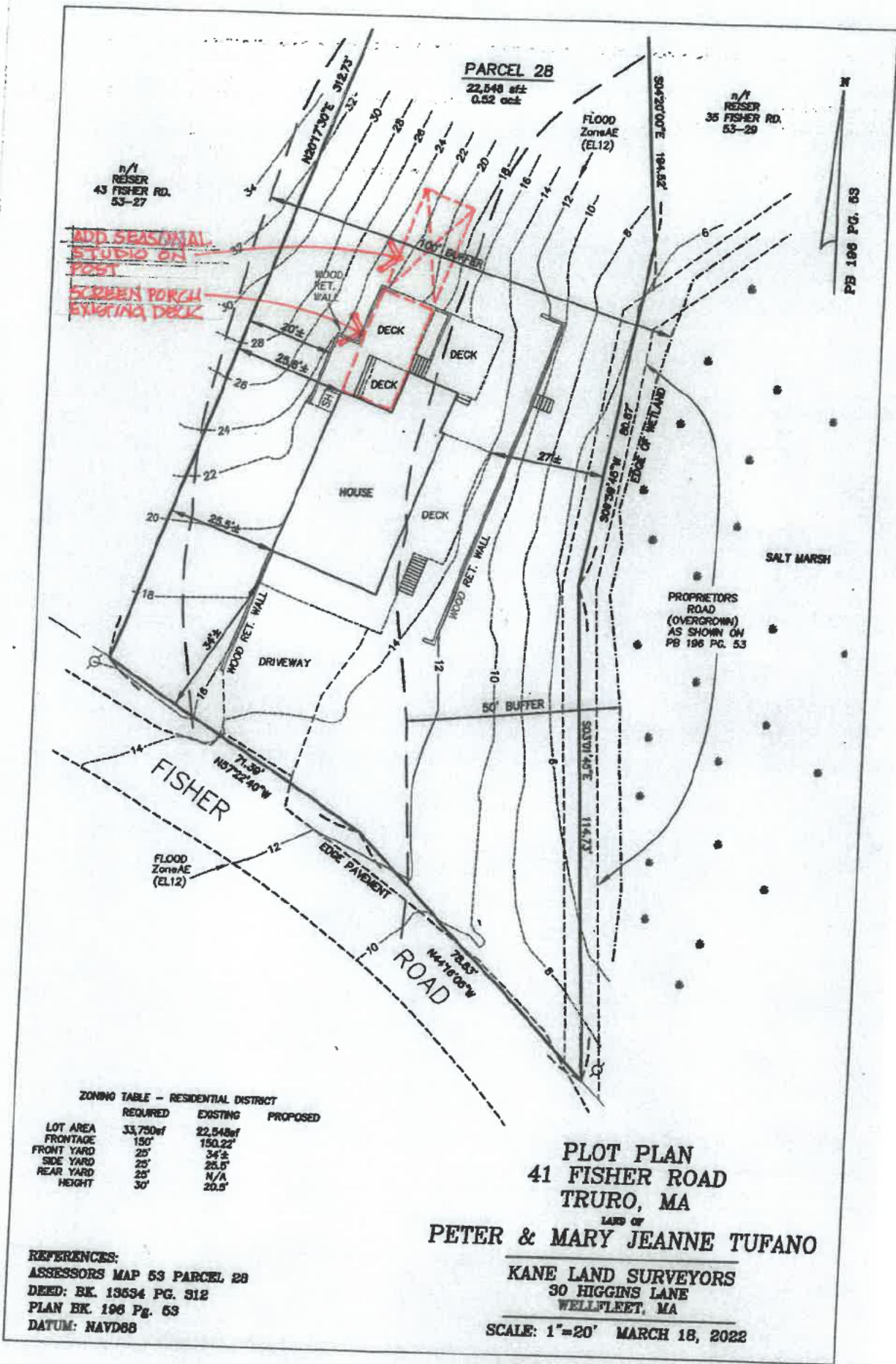
3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



SCREEN SHOT - TRURO ASSESSOR'S MAP  
 TUFANO RESIDENCE, DEC '2021  
 NOTATION BY GEIGER-PHILLIPS, INC



**PARCEL 28**  
22,548 sqft  
0.52 ac

n/A REISER  
43 FISHER RD.  
53-27

n/A REISER  
38 FISHER RD.  
53-29

ADD SEASONAL  
STUDIO ON  
POST  
SCREEN PORCH  
EXTENDING DECK

PB 196 PG. 53

ZONING TABLE - RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
LOT AREA	33,750sf	22,548sf	
FRONTAGE	150'	150.22'	
FRONT YARD	25'	34.5'	
SIDE YARD	25'	25.5'	
REAR YARD	25'	N/A	
HEIGHT	30'	20.5'	

REFERENCES:  
ASSESSORS MAP 53 PARCEL 28  
DEED: BK. 13694 PG. 312  
PLAN BK. 196 Pg. 53  
DATUM: NAVD88

**PLOT PLAN**  
**41 FISHER ROAD**  
**TRURO, MA**

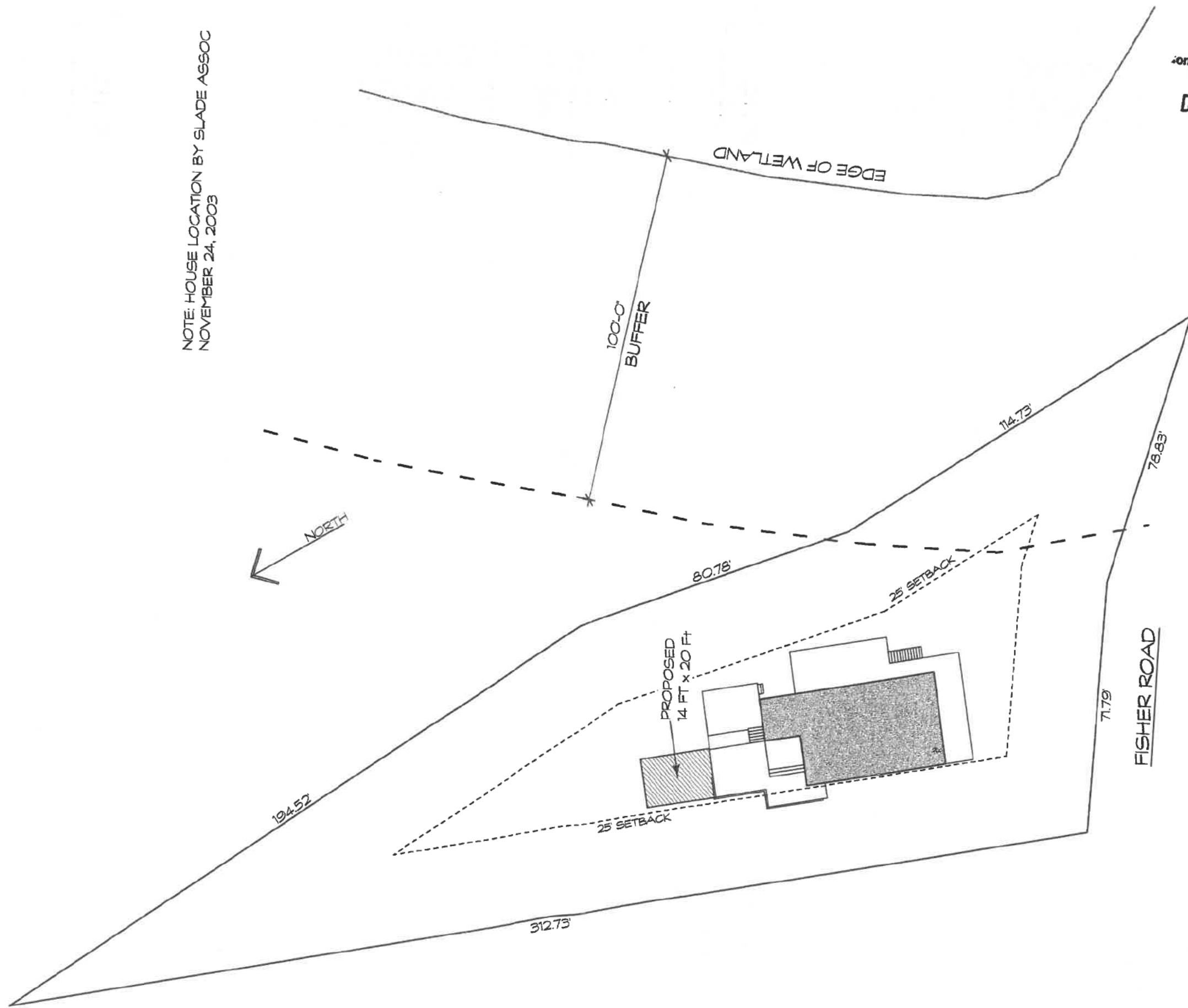
LAND OF  
**PETER & MARY JEANNE TUFANO**

**KANE LAND SURVEYORS**  
30 HIGGINS LANE  
WELLFLEET, MA

SCALE: 1"=20' MARCH 18, 2022

*GEIGER-PHILLIPS, INC.*  
10-10-2022  
508-349-4543

NOTE: HOUSE LOCATION BY SLADE ASSOC  
NOVEMBER 24, 2003



Conservation Commission  
TOWN OF TRURO  
DEC 15 2021

**TUFANO RESIDENCE**  
41 FISHER ROAD  
TRURO, MASS

**SITE PLAN**  
scale: 1" = 30.00'  
date: Dec 2021

**GEIGER-PHILLIPS, INC**  
WELLFLEET, MASS  
508-349-9543

10

PERMIT # 2022-40



# TOWN OF TRURO

# PAID

## Conservation Commission

Conservation Commission  
TOWN OF TRURO

24 Town Hall Road  
P.O. Box 2030, Truro MA 02666

OCT 28 2022

### APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

Sladaville Condos

Applicant Name: Charles Wemeyer (Trustee) Telephone: [Redacted]

Email address: cw@dcinc.me.com

Owner Name: Sladaville Condo Assn. Telephone: [Redacted]

(If the applicant is not the owner of the property, written consent to the work MUST be attached to this Application.)

Address of subject property: 2 Meetinghouse Rd Map: 50 Parcel: 4

Description of proposed work: Removal of standing dead tree, Removal on tree branch that is hazardous and create 14'x14' Clearance on driveway

Proximity to Resource Areas: less than 50' of vegetation for the fire dept.

### CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

#### Vegetation Projects:

- No removal of vegetation within any inland or coastal wetland resource.
- No uprooting of vegetation.
- No mowing to the ground or clear cutting.
- Any proposed tree removal is demonstrated to be necessary, e.g., to protect existing structures, public safety, traffic visibility, etc.
- Mitigation may be required, i.e., an area to be planted with native species of trees or shrubs.
- Trees for removal must be tagged for inspection.
- No excavation by machinery is required or proposed.

#### Sheds and Other Construction Projects:

- No construction *within* any wetland resource except for minimal projects with the consent of the Conservation Agent.
- Any proposed new construction is more than [Redacted]
- No excavation by machinery is required or proposed.
- Foundation for structure shall be concrete block.
- Repairs or replacement of existing structures shall be allowed.
- New structures must be less than 160 square feet.
- Only minimal projects such as biomimicry, seed banking, or planting of native species shall be allowed un-

30-DAY  
EXTENSION  
REQUEST

#### Procedure:

- The fee shall be submitted with the Administrative Review Permit Application.
- The Agent shall conduct a site visit, at which time the work shall be clearly defined in the field with stakes. Trees to be removed shall be tagged.

NOV 14 2022

PERMIT # 2022-43



# TOWN OF TRURO

## Conservation Commission

24 Town Hall Road  
P.O. Box 2030, Truro MA 02666

PAID  
1210

### APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

PERMIT FEE \$20

Applicant Name: CHRIS LUCY Telephone: 508-237-1039  
 Email address: HOMELY1@COMCAST.NET  
 Owner Name: STEPHEN + SHARON PATRICE Telephone: [REDACTED]  
 (If the applicant is not the owner of the property, written consent to the work MUST be attached to this Application.)  
 Address of subject property: 4 RIVERVIEW RD Map: 50 Parcel: 266  
 Description of proposed work: SEE ATTACHED TREE TRIMMING  
 Proximity to Resource Areas: WITHIN THE 200' RIVERFRONT AREA

### CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

#### Vegetation Projects:

- No removal of vegetation within any inland or coastal wetland resource.
- ✓ • No uprooting of vegetation.
- ✓ • No mowing to the ground or clear cutting.
- ✓ • Any proposed tree removal is demonstrated to be necessary, e.g., to protect existing structures, public safety, traffic visibility, etc.
- ✓ • Mitigation may be required, i.e., an area to be planted with native species of trees or shrubs.
- ✓ • Trees for removal must be tagged for inspection.
- ✓ • No excavation by machinery is required or proposed.

#### Sheds and Other Construction Projects:

- No construction *within* any wetland resource except for minimal projects with the consent of the Conservation Agent.
- Any proposed new construction is more than 50' from the edge of resource area.
- No excavation by machinery is required or proposed.
- Foundation for structure shall be concrete blocks, sono tubes, diamond piers
- Repairs or replacement of existing structures remain within the same footprint.
- New structures must be less than 160 square feet.
- Only minimal projects such as biomimicry, sand nourishment, beach grass and planting of native species shall be allowed under this permit

#### Procedure:

- The fee shall be submitted with the Administrative Review Application.
- The Agent shall conduct a site visit, at which time the proposed project must be clearly defined in the field with stakes. Trees shall be flagged.

- If the Agent determines that all of the conditions of this Policy are met, the Agent may approve the Application. If the conditions of this policy are not met; the application is incomplete; or the field ID is inadequate the application is denied.
- If the Agent approves the application, such approval must be ratified by the Truro Conservation Commission prior to the issuance of this permit and prior to the commencement of any work.
- Any Property Owner, contractor or other agent of the owner performing any work pursuant to an Administrative Review permit shall have a copy of the permit available at the site at all times during the period that the work is being performed.
- Upon approval and ratification by the Commission, an Administrative Permit shall issue.
- The applicant shall notify the Commission prior to the start of the work, and must complete the work within thirty (30) days of issuance of the permit, unless otherwise permitted by the Commission.
- The Conservation Agent shall inspect the property to verify that the work completed is within the scope of the Approved Application.
- Any work beyond the scope of the approved Administrative Review shall be subject to enforcement action.
- NOTE: Use of town property for beach access or staging of construction materials requires a permit issued by the Board of Selectmen.

Conservation Commission  
TOWN OF TRURO  
NOV 14 2022

By signing this permit application, you are acknowledging that you have read and understand the terms as stated herein. You are also aware that no work shall go forward until the permit has been issued by the Conservation Commission.

[Signature]      11/12/22  
(Signature of Applicant)      (Date)

FOR OFFICE USE ONLY:

Agent's Comments approvable tree cutting/trimming = 1-7 + 18;  
The rest need to be addressed via a NOI b/c they  
are for vista purposes.

Site Inspection Date: 11/15/22 Application Approved:  Yes  No

Conservation Commission Review: Meeting Date: \_\_\_\_\_ Permit Approved:  Yes  No  
Conditions: \_\_\_\_\_

Signature of Commission Chair or Agent: \_\_\_\_\_ Date: \_\_\_\_\_

1-7+18 = approvable  
8-17 = not approvable via AR.



**homely1@comcast.net**

**From:** [REDACTED]  
**Sent:** Sunday, November 13, 2022 5:27 PM  
**To:** homely1@comcast.net  
**Cc:** Stephen Patrice  
**Subject:** Application to the Conservation Commission

Good afternoon Mr. Lucy,  
This email acts as proof that we have requested you to go before the Conservation Commission to discuss the tree and driveway issues we looked at and discussed with you in person on Friday, November 11. This was the second time you have walked the property and seen the issues from both inside and outside of the house. We thank you and the Commission, in advance, for your help and effort with this matter.  
Warmest regards,  
Sharon and Stephen Patrice  
(044) 358-1234  
[REDACTED] e

Conservation Commission  
TOWN OF TRURO  
NOV 14 2022

**Christopher R. Lucy**

Phone (508) 349-1810, Cell (508) 237-1039  
Email homely1@comcast.net

16 Glacier Drive  
P.O. Box 944  
Truro, MA. 02666

Conservation Commission  
TOWN OF TRURO

NOV 14 2022

## ADMINISTRATIVE REVIEW REQUEST 4 RIVER VIEW ROAD, MAP 50, PARCEL 266

WE ARE REQUESTING THE PROPERTY TO BE REVIEWED FOR AN ADMINISTRATIVE REVIEW WITH REGARD TO THE FLAGGED AND NUMBERED TREES AROUND THE HOME. THE ENTIRE DEVELOPED PORTION OF THE PROPERTY IS WITHIN THE 200' SETBACK FROM THE RIVERFRONT AREA.

ORANGE FLAGS DENOTE REMOVAL AND GREEN FLAGS DENOTE TRIMMING

- ✓ TREES #1, #2, #3 AT THE EASTERN CORNER OF THE HOME - TO BE REMOVED TO ALLOW FOR A VEHICULAR TURNING AREA CLOSER TO THE HOME AS OPPOSED TO UP ABOVE AT THE TOP OF THE STAIRS.
- ✓ TREE #4 ACROSS THE TIMBER STAIRWAY - **BRANCH** TO BE REMOVED FROM ACROSS THE STAIRWAY DUE TO A DANGEROUS SITUATION AND THE ALREADY EXISTING STRESS CRACK.
- ✓ TREE #5 AT THE BOTTOM OF THE TIMBER STAIRWAY - **BRANCH** TO BE REMOVED FOR SAFETY OF THE HOME AND TO PREVENT BUGS AND ANIMALS FROM GETTING ON THE ROOF. BRANCH IS CURRENTLY OVERHANGING THE HOME
- ✓ TREES #6 & #7 - TO BE **TRIMMED ONLY** ABOVE AND AWAY FROM UPPER DECK TO PREVENT BUGS AND ANIMALS FROM GETTING ONTO THE HOME.

NO TREES #8, #9, #10, #11 & #12 TO BE REMOVED TO IMPROVE THE VISTA FROM THE SCREENED PORCH AND THE UPPER DECK ON THE SCREENED PORCH ON THE NE SIDE OF THE HOME

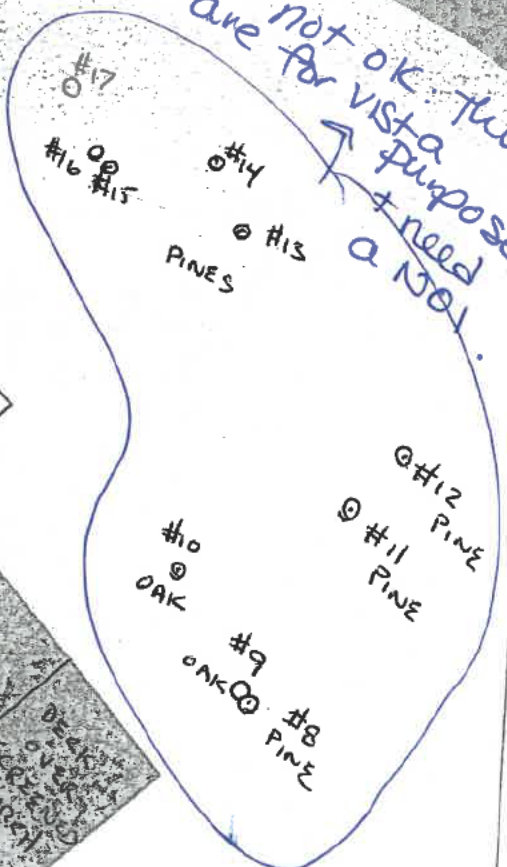
NO TREES #13, #14, #15, #16, #17 & #18 TO BE REMOVED TO IMPROVE THE VISTA FROM THE PORCH ON THE NW SIDE OF THE HOME AND FROM A BEDROOM FURTHER TO THE SW FROM THE DECK.

NO GREEN FLAGS #19 & #20 IN PINES BEYOND 13-17 ARE BEING REQUESTED TO BE TRIMMED DOWN 2'-4' (APPROXIMATELY 6 PINE TREES IN THAT AREA)

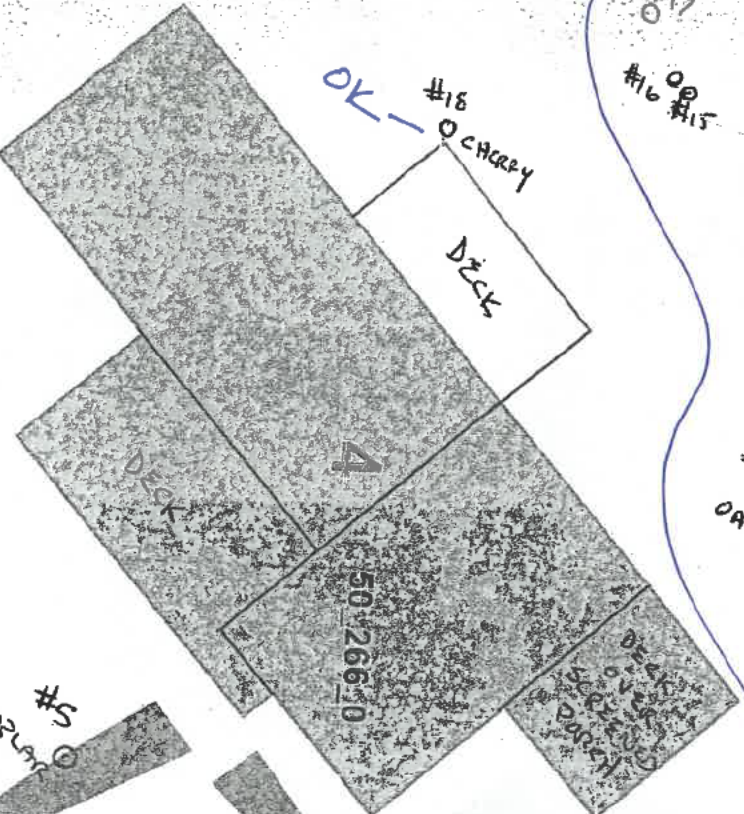
*— ok b/c it affects the deck structure*



are not ok thus  
not for vista purpose  
+ need a NOI.



#18 OK - CHERRY  
DECK



#7 PINE - OK  
#6 PINE - OK

#3 PINE - OK

#1 #2 POPLARS  
OK

#5 POPLAR  
OK

#4 POPLAR  
OK

MARKING

STEPHEN PATRICE  
4 RIVER VIEW RD  
MAP SD, PARCEL 266  
CONSERVATION AR REQUEST

SCALE



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

Printed on 11/13/2022 at 06:13 PM

50\_267\_0

360.7

374 +/-

DRIVEWAY

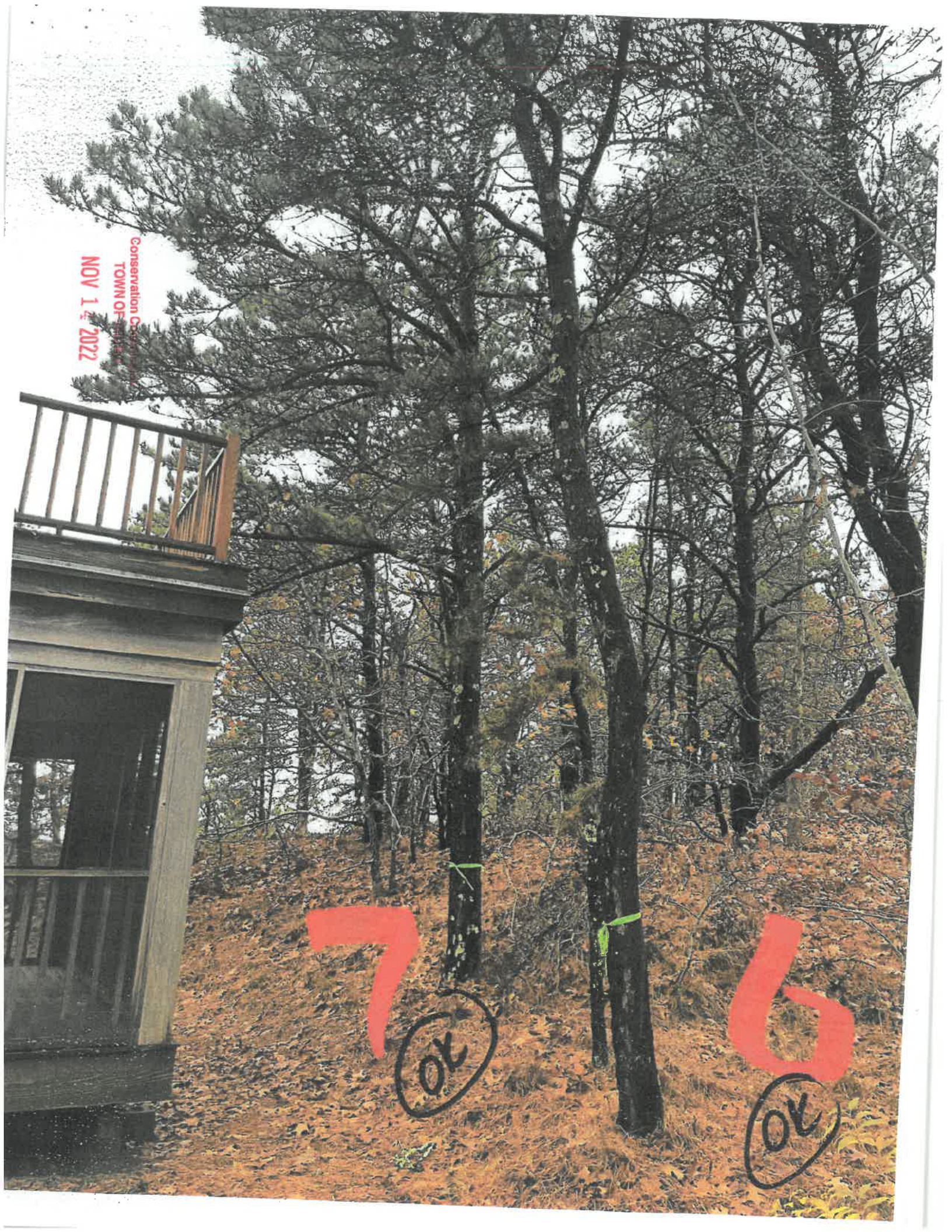
DRIVEWAY

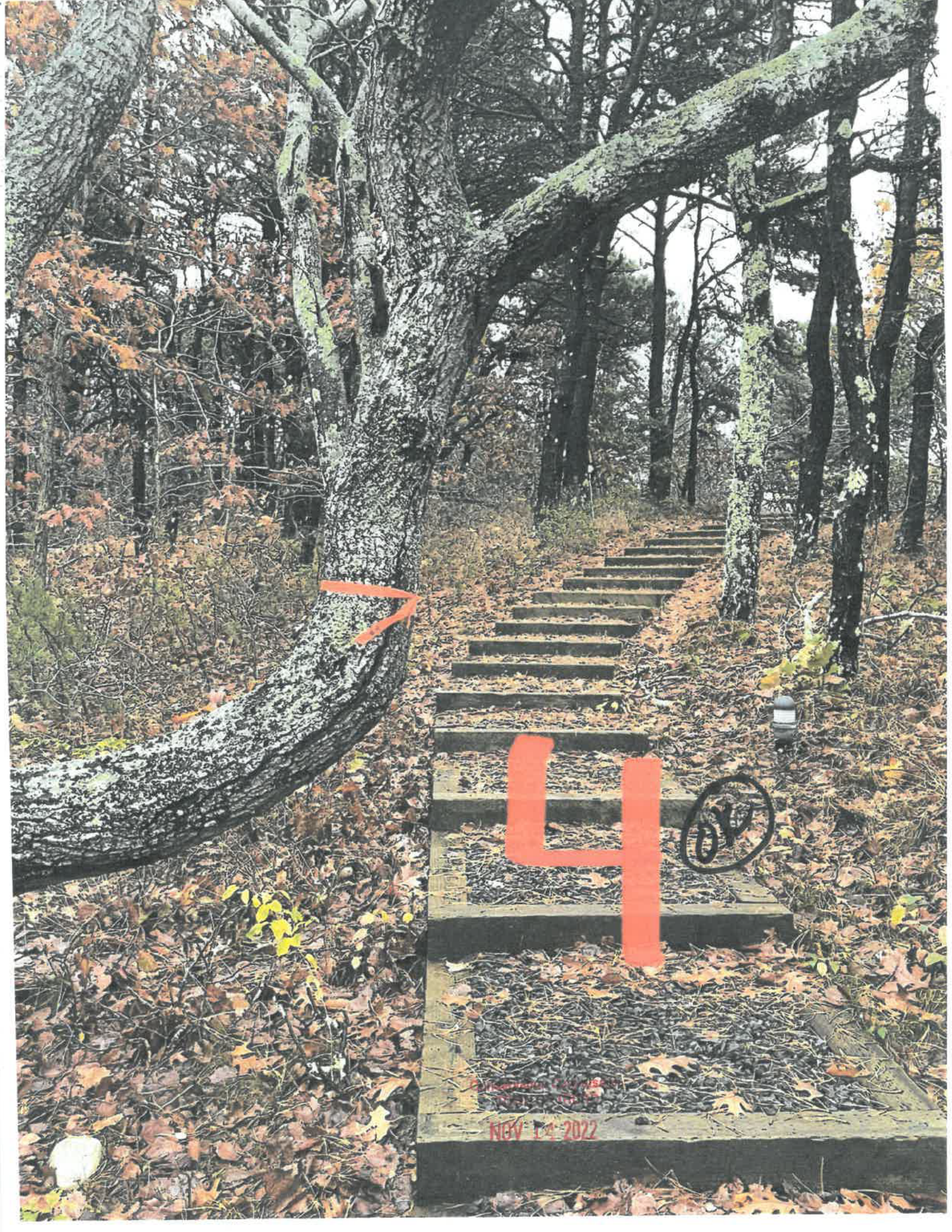
- Parcels
- Buildings
- Streets
- Sidewalks
- Street Pavement
- Town Boundary
- MA Highways
- Interstates
- US Highway
- Numbered Road
- Street Centerlines
- Abutting Towns Label
- Abutting Towns
- Waterbodies
- Major Streams
- Town Mask
- Bath Donut
- 5-10 ft
- 10-15 ft
- 15-20 ft
- 20-30 ft
- 30-40 ft
- 40-50 ft
- 50-60 ft
- 60-70 ft
- 70+ ft
- Bathymetry
- 0-5 ft
- 5-10 ft
- 10-15 ft
- 15-20 ft
- 20-30 ft
- 30-40 ft
- 40-50 ft
- 50-60 ft
- 60-70 ft
- 70+ ft
- Background

NOV 15 2022  
TOWN OF TRURO  
ORDINANCE COMMITTEE



Conservation Commission  
TOWN OF SHERBORNE  
NOV 14 2022

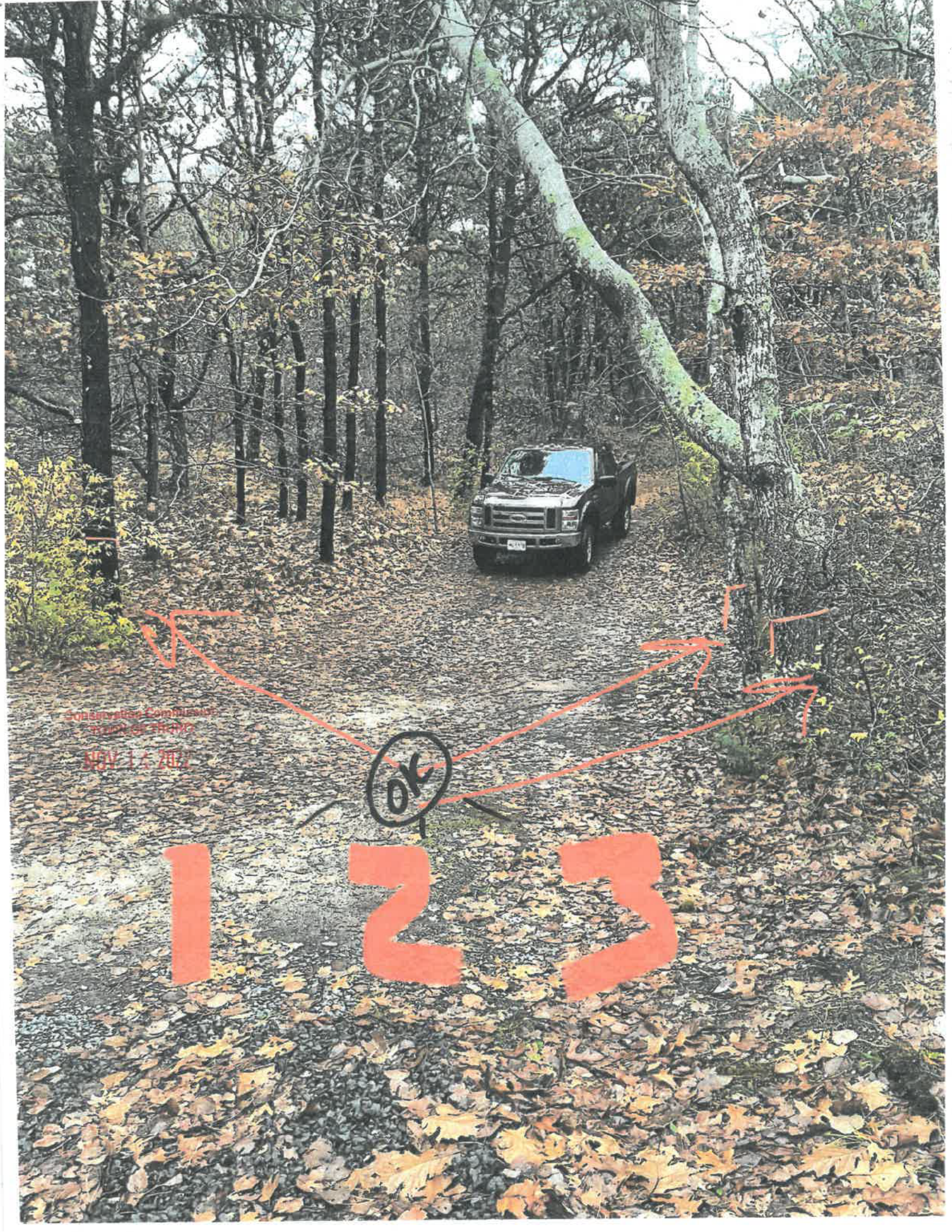




NOV 14 2022

Conservation Commission  
TOWN OF TRURO  
NOV 14 2022





Conservation Commission  
CANTON OF TOWN  
NOV 14 2017

OK

1 2 3



Conservation Commission  
TOWN OF TRURO  
NOV 14 2022







17

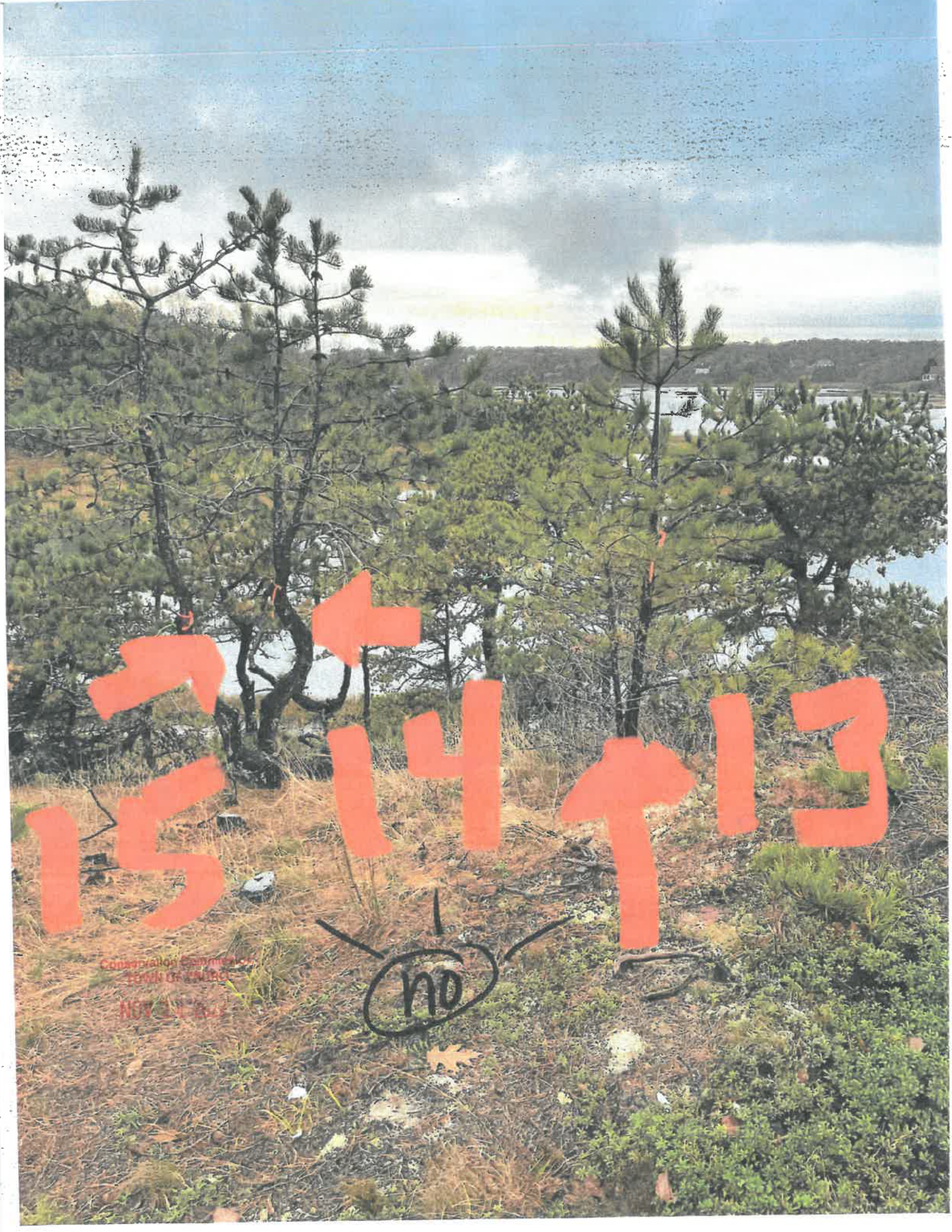
16

no

no

Conservation Commission  
TOWN OF TRUSS

NOV 12 2024



Conservation Committee  
Town of Andover  
NOV 21 1983

no

15 14 13

60 day req

PERMIT# 2022-45



# TOWN OF TRURO

## Conservation Commission

24 Town Hall Road  
P.O. Box 2030, Truro MA 02666

**PAID**  
0554

### APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

**PERMIT FEE \$20**

Applicant Name: Bayside Home Sys, LLC Telephone: 774-722-0631  
Email address: baysidehomesys@gmail.com

Owner Name: [REDACTED] Telephone: [REDACTED]  
(If the applicant is not the owner of the property, written consent to the work MUST be attached to this Application.)

Address of subject property: 19 Bayview Rd Map: 39 Parcel: 39-35-0

Description of proposed work: Step Replacement and Rotten Boards on Walkway, Replacement, and Railing Replacement.

Proximity to Resource Areas: \_\_\_\_\_

### CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

#### Vegetation Projects:

- No removal of vegetation within any inland or coastal wetland resource.
- No uprooting of vegetation.
- No mowing to the ground or clear cutting.
- Any proposed tree removal is demonstrated to be necessary, e.g., to protect existing structures, public safety, traffic visibility, etc.
- Mitigation may be required, i.e., an area to be planted with native species of trees or shrubs.
- Trees for removal must be tagged for inspection.
- No excavation by machinery is required or proposed.

#### Sheds and Other Construction Projects:

- No construction within any wetland resource except for minimal projects with the consent of the Conservation Agent.
- Any proposed new construction is more than 50' from the edge of resource area.
- No excavation by machinery is required or proposed.
- Foundation for structure shall be concrete blocks, sono tubes, diamond piers
- Repairs or replacement of existing structures remain within the same footprint.
- New structures must be less than 160 square feet.
- Only minimal projects such as biomimicry, sand nourishment, beach grass and planting of native species shall be allowed under this permit

#### Procedure:

- The fee shall be submitted with the Administrative Review Application.
- The Agent shall conduct a site visit, at which time the proposed project must be clearly defined in the field with stakes. Trees shall be flagged.

Conservation Commission  
TOWN OF TRURO  
NOV 29 2022

- If the Agent determines that all of the conditions of this Policy are met, the Agent may approve the Application. If the conditions of this policy are not met; the application is incomplete; or the field ID is inadequate the application is denied.
- If the Agent approves the application, such approval must be ratified by the Truro Conservation Commission prior to the issuance of this permit and prior to the commencement of any work.
- Any Property Owner, contractor or other agent of the owner performing any work pursuant to an Administrative Review permit shall have a copy of the permit available at the site at all times during the period that the work is being performed.
- Upon approval and ratification by the Commission, an Administrative Permit shall issue.
- The applicant shall notify the Commission prior to the start of the work, and must complete the work within thirty (30) days of issuance of the permit, unless otherwise permitted by the Commission.
- The Conservation Agent shall inspect the property to verify that the work completed is within the scope of the Approved Application.
- Any work beyond the scope of the approved Administrative Review shall be subject to enforcement action.
- NOTE: Use of town property for beach access or staging of construction materials requires a permit issued by the Board of Selectmen.

By signing this permit application, you are acknowledging that you have read and understand the terms as stated herein. You are also aware that no work shall go forward until the permit has been issued by the Conservation Commission.

Gave Potterson 11/28/22  
 (Signature of Applicant) (Date)

FOR OFFICE USE ONLY:

Agent's Comments 1:1 step replacement all within an existing walkway. Deck boards to be replaced on walkway.

Site Inspection Date: 11/29/22 Application Approved:  Yes  No

Conservation Commission Review: Meeting Date: \_\_\_\_\_ Permit Approved:  Yes  No  
 Conditions: \_\_\_\_\_

Signature of Commission Chair or Agent: \_\_\_\_\_ Date: \_\_\_\_\_



Jane Petterson <baysidehomesvs@gmail.com>

**Work on steps**

2 messages

Jane Petterson <baysidehomesvs@gmail.com>

Sun, Nov 27, 2022 at 3:58 PM

Hey,

I need you to send an email to me stating that I have permission to make decisions on the work being done at your property. I need to fill out an administrative review application and will need to submit that as well. Give me a call if you have any questions.

Thanks,  
Jane

[Redacted]  
to: Jane Petterson <baysidehomesvs@gmail.com>

Sun, Nov 27, 2022 at 4:11 PM

To whom it may concern,

Jane Petterson is the property manager for 19 Bay View Road, North Truro MA 20652 owned by J&M Family LLC. In that role, she has permission and authority to make decisions regarding work being done in our absence/out of state.

If there are any concerns or questions, please reach out to me directly:

[Redacted]

Thank you,  
Lucy Karanfilian  
Manager, J&M Family LLC  
[Quoted text hidden]

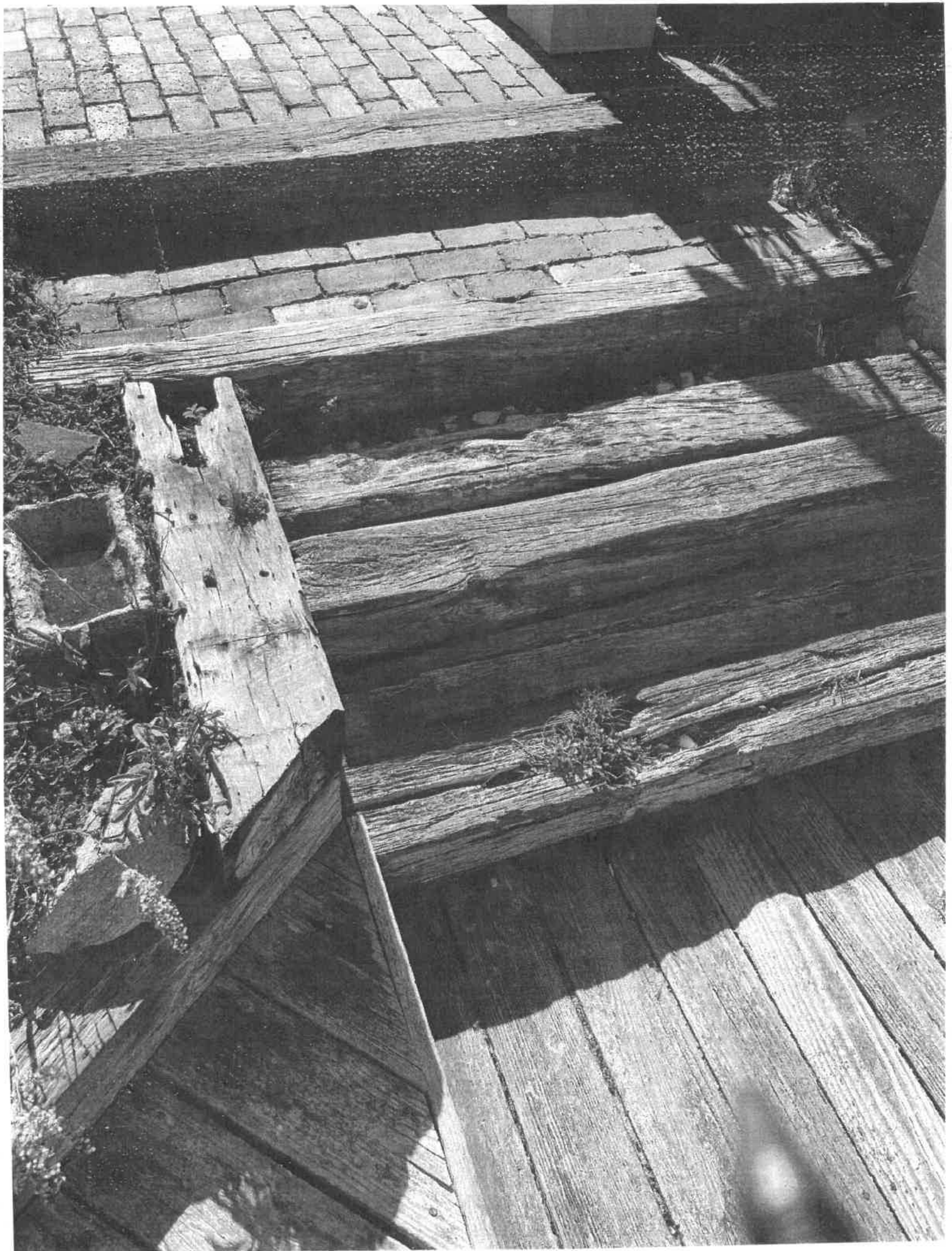
nservation Commission  
TOWN OF TRURO

NOV 20 2022









60 day  
reg.

PERMIT # 2022-44



# TOWN OF TRURO

## Conservation Commission

24 Town Hall Road  
P.O. Box 2030, Truro MA 02666

**PAID**  
0553

### APPLICATION FOR ADMINISTRATIVE REVIEW PERMIT

**PERMIT FEE \$20**

Applicant Name: Jane Petterson For: Bayside Home Svcs, LLC Telephone: 774-722-0631  
Email address: baysidehomesvs@gmail.com  
Owner Name: Joseph Bogdos Telephone: [REDACTED]  
(If the applicant is not the owner of the property, written consent to the work MUST be attached to this Application.)

Address of subject property: 26 Pond Rd., N. Truro Map: 316 Parcel: 316-188-0

Description of proposed work: Repair existing deck on waterside, install Azek decking, take out ground level deck, replace w/stone

Proximity to Resource Areas: Buffer zone to Pond

### CRITERIA FOR ADMINISTRATIVE REVIEW (AR) PERMITS

#### Vegetation Projects:

- No removal of vegetation within any inland or coastal wetland resource.
- No uprooting of vegetation.
- No mowing to the ground or clear cutting.
- Any proposed tree removal is demonstrated to be necessary, e.g., to protect existing structures, public safety, traffic visibility, etc.
- Mitigation may be required, i.e., an area to be planted with native species of trees or shrubs.
- Trees for removal must be tagged for inspection.
- No excavation by machinery is required or proposed.

#### Sheds and Other Construction Projects:

- No construction within any wetland resource except for minimal projects with the consent of the Conservation Agent.
- Any proposed new construction is more than 50' from the edge of resource area.
- No excavation by machinery is required or proposed.
- Foundation for structure shall be concrete blocks, sono tubes, diamond piers
- Repairs or replacement of existing structures remain within the same footprint.
- New structures must be less than 160 square feet.
- Only minimal projects such as biomimicry, sand nourishment, beach grass and planting of native species shall be allowed under this permit

#### Procedure:

- The fee shall be submitted with the Administrative Review Application.
- The Agent shall conduct a site visit, at which time the proposed project must be clearly defined in the field with stakes. Trees shall be flagged.

Conservation Commission  
TOWN OF TRURO  
NOV 29 2022

- If the Agent determines that all of the conditions of this Policy are met, the Agent may approve the Application. If the conditions of this policy are not met; the application is incomplete; or the field ID is inadequate the application is denied.
- If the Agent approves the application, such approval must be ratified by the Truro Conservation Commission prior to the issuance of this permit and prior to the commencement of any work.
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- The applicant shall notify the Commission prior to the start of the work, and must complete the work within thirty (30) days of issuance of the permit, unless otherwise permitted by the Commission.
- The Conservation Agent shall inspect the property to verify that the work completed is within the scope of the Approved Application.
- Any work beyond the scope of the approved Administrative Review shall be subject to enforcement action.
- NOTE: Use of town property for beach access or staging of construction materials requires a permit issued by the Board of Selectmen.

By signing this permit application, you are acknowledging that you have read and understand the terms as stated herein. You are also aware that no work shall go forward until the permit has been issued by the Conservation Commission.

Jane Petteur      11/28/22  
 (Signature of Applicant)      (Date)

AD

**FOR OFFICE USE ONLY:**

Agent's Comments: elevated deck: replace deck boards, railings  
rotten structural boards (not all) - no work on sonotubes,  
no ground disturbance. front street ground level deck to

Site Inspection Date: 11/29/22 Application Approved:  Yes  No

be removed completely.

Conservation Commission Review: Meeting Date: \_\_\_\_\_ Permit Approved:  Yes  No

Conditions: \_\_\_\_\_

Signature of Commission Chair or Agent: \_\_\_\_\_ Date: \_\_\_\_\_

PM

Gmail - 26 Pond Road



Jane Petterson <baysidehomesvs@gmail.com>

26 Pond Road

1 message

[REDACTED]  
to: Jane Petterson <baysidehomesvs@gmail.com>

Mon, Aug 15, 2022 at 2:11 PM

To: Town of Truro  
From: Joseph Bogdos  
Re: Repairs

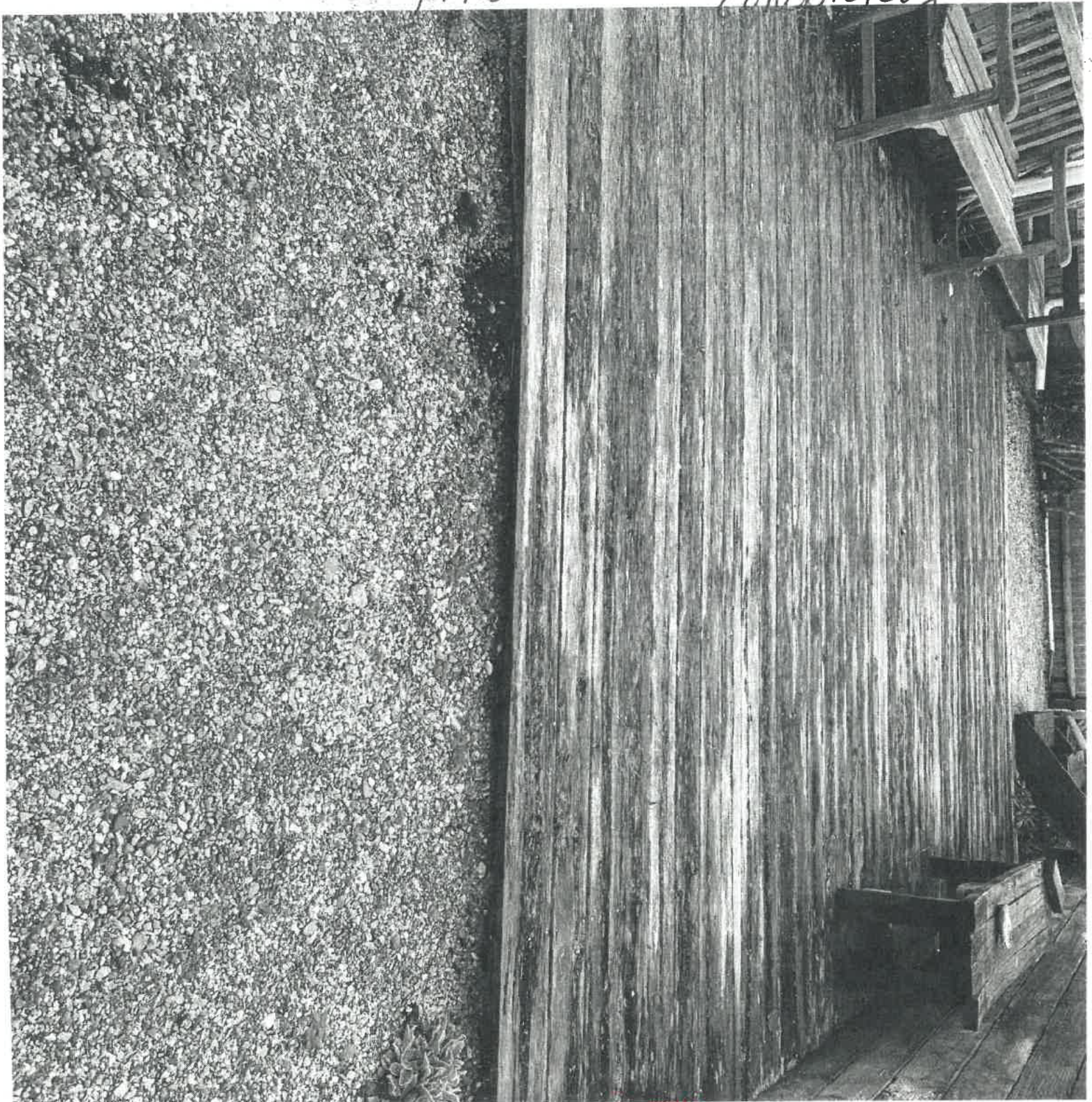
I certify that Bayside Home Services (Jane Petterson et. al.) is authorized to conduct repairs on my property at 26 Pond Road, North Truro.

If you have any questions or concerns, feel free to contact me.

Thank you,

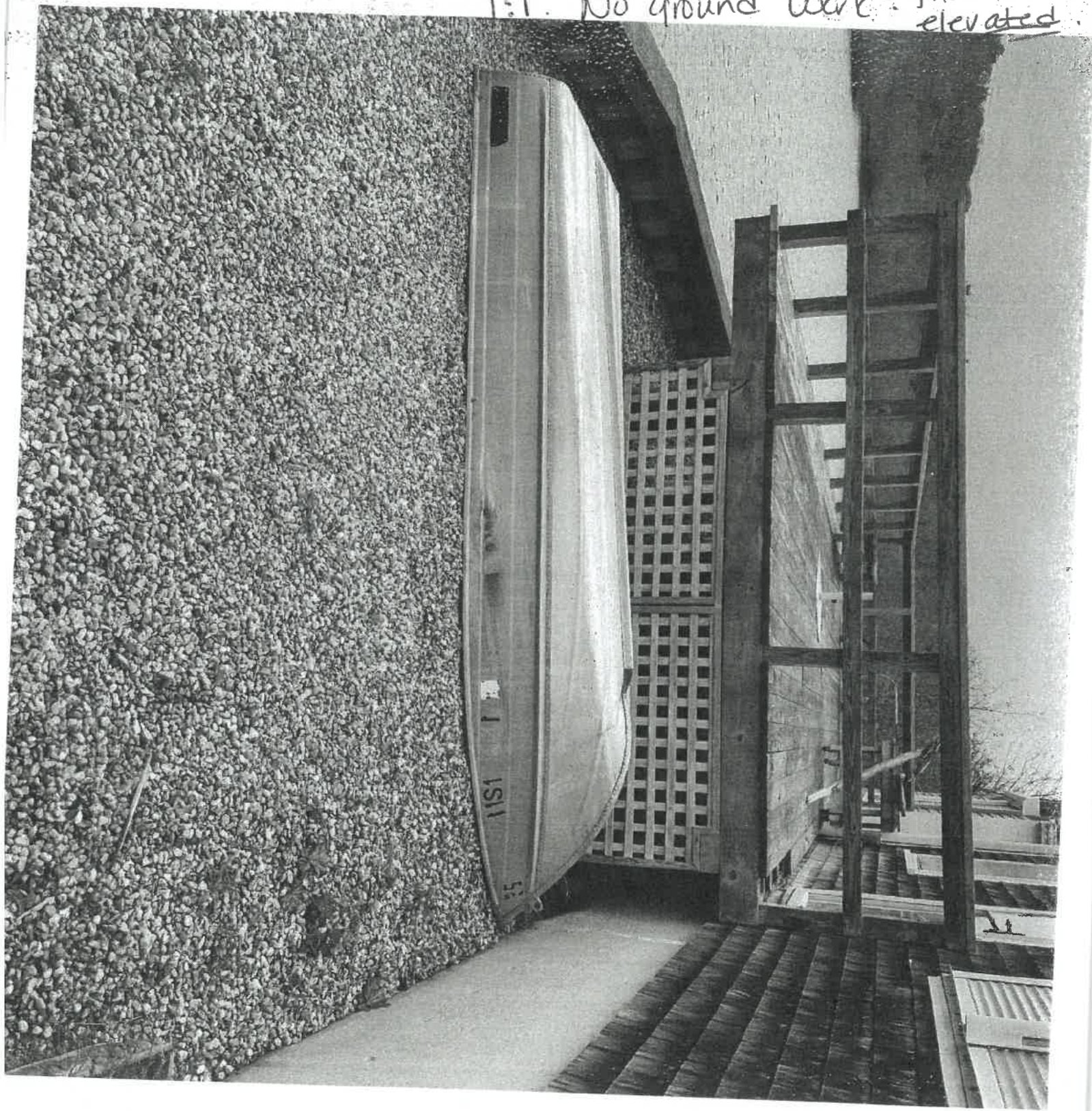
Joseph Bogdos  
[REDACTED]

This deck is to be removed completely -



Commission  
TOWN OF TRURO  
NOV 29 2022

New railings / deck boards /  
some structural members to be replaced  
1:1. No ground work. This deck is  
elevated.



**Arozana Davis**

11

**From:** Arozana Davis  
**Sent:** Tuesday, November 29, 2022 2:50 PM  
**To:** David Michniewicz  
**Subject:** 20 Pilgrims Path

Good Afternoon David,

I walked the site at 20 Pilgrims Path this morning to ensure that compliance with the Order of Conditions had been met. There are two things that I have questions on; they are as follows:

- (1) There is a terrace/arbor type structure right as you pull up to the house; I don't see this on any plans and so I'm unsure if it was ever even a part of the approval
- (2) There are irrigation lines within the kidney shaped garden (1/2 of it falls within our jurisdiction) and on the waterfront side of the home. We typically only allow temporary irrigation and require that it's removed after the plants have become established (or if a COC is filed as it is in this case). It seems to me that the plants are established and that the irrigation hose should be removed from these areas.

There are also two ongoing conditions that will follow the life of the property:

- (1) B.1 At the point in time where the Coastal Bank has eroded to within 10' of any part of the existing deck, the Applicant shall come back before the Commission to further discuss activities on the site and shall be prepared to submit a plan to retreat toward the east side of the property.
- (2) B.3 Cutting of vegetation on the top of the Coastal Bank as previously conducted is not allowed without prior review by the Conservation Commission.

I'm sure you are aware of these but I wanted to make sure that I mentioned them in this email for the record; they of course will be referenced on the COC itself.

If you could help me address the first two items, I would appreciate it.

Best,

Arozana

*Arozana D.T. Davis / Assistant Health & Conservation Agent / Town of Truro / 24 Town Hall Rd, Truro MA 02666*

*/ P: 508-214-0202 / F: 508-349-5508 / [adavis@truro-ma.gov](mailto:adavis@truro-ma.gov)*







November 23, 2022

Conservation Commission  
Attn: Emily Beebe, Agent  
24 Town Hall Road  
Truro, MA 02666

Project # C18207.00

**By Hand Delivery**

**Re: Statement of Compliance**  
Certificate of Compliance Request  
Proposed Dwelling and Site Modifications  
Thomas M. & Marsha C. Alperin  
20 Pilgrims Path  
Truro, MA  
Map 35 Parcel 99  
DEP File # SE 75-1042  
**DOC Document #: 1,351,184**

Dear Ms. Beebe and Commission Members:

We have made final inspection of the referenced property and find the work to be completed and in substantial conformance with the Plan Showing Proposed Dwelling & Site Modifications, dated 4/11/2018, specifications and Order of Conditions issued on May 25, 2018.

Therefore, on behalf of Thomas M. & Marsha C. Alperin, we respectfully request a Certificate of Compliance be issued for this project.

Please contact me if you have any questions or require additional information.

Very truly yours,

COASTAL ENGINEERING CO., INC.

David J. Michniewicz, P.E.

DJM/cad

Enclosure

cc: Thomas M. & Marsha C. Alperin  
Hawk Design, Inc.

**Hawk Design Inc.**  
**landscape architecture - land planning**

July 31, 2022

**To:** Town of Truro Conservation Commission  
24 Town Hall Road  
Truro, MA 02666

**Attn:** Emily Beebe  
Conservation Agent

**Re:** Request for a Certificate of Compliance for 20 Pilgrims Path, Truro, Massachusetts –  
Plat #35, Parcel #99

**Applicant:** David J. Michniewicz - Coastal Engineering Company

**Property Owner:** Thomas M. and Marsha C. Alperin

**Mass DEP File #:** SE# 075-1042

Dear Emily & Members of the Conservation Commission,

The Conservation Commission approved a landscape submission plan prepared by Hawk Design Inc in conjunction with Coastal Engineering and issued an Order of Conditions dated 5/25/2018. The project, which involved installation of some hardscape areas as well as mitigation plantings, was completed in the summer of 2020. I was able to recently review the property and the native plantings installed. The plants have well established and the property is within substantial compliance with the approved submittal plan and the Order of Conditions provided by the Conservation Commission.

We would therefore respectfully request a Certificate of Compliance for the property.

Sincerely

David Hawk

President  
Hawk Design Inc  
(for) the 20 Pilgrims Path Property

**P.O. Box 1309 Sandwich, MA 02563 - 508.833.8800 - [www.hawkdesigninc.com](http://www.hawkdesigninc.com)**



12

**TOWN OF TRURO  
CONSERVATION COMMISSION**

P.O. Box 2030  
Truro MA 02666-0630

**Conservation Commission Meeting Minutes: September 12, 2022**

**Commissioners Present:** Chair Commissioner Carol Girard-Irwin, Vice Chair Commissioner Linda Noons-Rose Commissioners Bob White, Mark Adams, Diane Messinger, Clint Kershaw, & Larry Lown **Others Present:** Emily Beebe, Conservation Agent.

This was a remote meeting. The Chair Carol Girard-Irwin called the meeting and public hearings to order at 5:03 and provided the virtual meeting instructions.

**Public Comment:** there was no public comment

**Notice of Intent: 39 Bay View Road, Lawrence Gottesdiener; SE# 75-1140:**

**Motion:** Commissioner Diane Messinger made a motion to continue the filing until the October 3, 2022 meeting; **Second:** Commissioner Mark Adams; **Vote:** 7-0-0; **the motion passed.**

**Request for Determination of Applicability: 9 South Bridge Path, Deidri**

**Reddington:** Dave Ortolani was on the call to represent the project which is a one for one deck replacement. All the materials for the job will be stored in the driveway and any excavation will be conducted by hand. The crew will establish a work limit with erosion control. **Motion:** Commissioner Mark Adams made a motion for a negative 3 determination; **Second:** Commissioner Bob White; **Vote:** 7-0-0; **the motion passed.**

**Request for Determination of Applicability: 393 & 395 Shore Road, Marie Porzio &**

**Julie Murtagh:** Gordon Peabody from Safe Harbor Environmental was on the call to represent the project. He described the project as a pet-safe enclosure. All trees and native vegetation would remain with only invasives being removed. No new grass will be planted. The fence is proposed to be an open cyclone type fence to allow for the passage of water. Discussion followed around several topics including: type/number of dogs, other fence projects on similar properties, wildlife passage, and the size of the enclosure. The Agent asked how the invasives would be removed and if they were proposing to replace the invasives with native species. Gordon Peabody added that no trees would be removed, and that all invasive species would be removed by hand without herbicides. He agreed to planting a dozen bayberry plants along the fence. Commissioner Linda Noons-Rose proposed a reduction in the size of the fenced-in area as compromise. **Motion:** Commissioner Diane Messinger moved for a negative 3 determination with the condition that the fenced area be reduced, and the revised plan submitted; **Second:** Commissioner Mark Adams; **Vote:** 7-0-0; **the motion passed.**

**Request for Determination of Applicability: 444 Shore Road, Joseph Shapiro & Lynn Clark:**

Gordon Peabody was on the call to represent the project. This is a landscaping project which includes the removal of invasives, planting of native species, the addition of a shell pathway to the street, and installation of picket fence. Commissioner Clint Kershaw asked about the material for fence construction. After discussion it was decided that wood would be the best choice of material since any plastic fencing could be problematic in a flood plain.

**Motion: Commissioner Clint Kershaw moved for a negative 3 determination with the condition that wood be utilized for the fence; Second: Commissioner Mark Adams; Vote: 6-0-0; the motion passed with Larry Lown having technical difficulties and therefore not being able to vote.**

**Request for Determination of Applicability: 32 Cooper Road, Sarah Lutz & Jon Van Rens:**

Stephanie Sequin described the project as a septic system upgrade to a Microfast I/A system. She described the access corridor for the project. A silt fence will be used to delineate the work limit as well as for erosion control. All disturbed areas will be revegetated with native species and invasives will also be removed. Additional tree removal is proposed, specifically an oak and four small cedars near the existing deck/walkway. They plan to plant four cedars to replace those that are removed. Some other pitch pines and Russian olives will be flush cut. They also plan selective trimming in the area of the existing cesspool. All the work will be conducted using handheld tools and all brush will be removed from the site once the work is complete. The Conservation Agent said that the cesspool will need to be removed and not just filled and abandoned in place. The Agent also suggested having staff be present when the tree trimmings take place to ensure the health of the trees and that trimming is selective. Stephanie Sequin offered amend the plan to add language to require the contractor to provide 24-hour notice of work beginning to the conservation department.

**Motion: Commissioner Clint Kershaw moved for a negative 3 determination with the condition that the tree trimmings be witnessed by a conservation department staff member and that the cesspool be removed from the Coastal Bank; Second: Commissioner Larry Lown; Vote: 6-0-0; the vote passed with Diane Messinger having technical difficulties and therefore not being able to vote.**

**Request for Determination of Applicability: 21 South Pamet Road, Dawn Snow:**

Dawn Snow was available on the call to represent the project. She explained that she had been approved previously under an Administrative Review but upon further evaluation of the project realized that minimal equipment would be necessary to complete the project and therefore filed for an RDA. The commissioners were satisfied with the project as presented.

**Motion: Commissioner Bob White moved for a negative 3 determination; Second: Commissioner Clint Kershaw; Vote: 7-0-0; the motion passed.**

**Notice of Intent: 127 South Pamet Road, Thomas & Kathleen Dennis:**

Brad Malo was on the call to represent the project. The request includes the removal of the existing studio and relocation of the house further back from edge of the Coastal Bank. Meetings with the Zoning Board of Appeals and the Conservation Commission resulted in approval of the original project with the condition that the studio be removed

from the property and that the house be relocated further away from the Coastal Bank leading to this filing. The house would be relocated about eighty-five feet from the top of the Coastal Bank. The studio removal includes the reduction of 2500 square feet of existing pavement with a reconfigured driveway being a permeable material such as stone or shell. The limit of work has been outlined and established. Brad Malo added that the Removal of the studio will happen soon allowing relocation of the house to follow in a year or so in hopes of avoiding an emergency weather event or erosion of the Coastal Bank that would force a move. Commissioner Lown asked what the trigger points are for removing the studio and relocating the house. Tom Dennis, the owner of the property, added that they have not established the trigger points yet but that any work would be done in a way that preserves the resource area. Commissioner Adams clarified that this would be done as a non-emergency action versus waiting for an environmentally triggered event, which is preferable for the resource area. Commissioner White asked whether the reconfiguration of the driveway would create two parking spots. This was confirmed by Mr. Malo. Commissioner Noons-Rose asked what mitigation was being proposed for the project. Mr. Malo addressed the question by referring to the planting plan that had been provided by Blue Flax which details the mitigation efforts. The Conservation Agent stated that it is important to understand the step-by-step protocols and for the Commission to understand the trigger points for action and the restoration planned for the project. She also highlighted the importance of enhancing the reduction in impervious pavement area. The delineations of the resource areas will continue to evolve due to erosion and environmental events. Tom Dennis and Brad Malo agreed that they will discuss the phasing and mitigation implementation with the Conservation Agent. The commission decided that more information would be needed before approval. They are requesting a step-by-step protocol of the phasing of the project as well as a more clarified description of the mitigation and driveway plan.

**Motion: Commissioner Diane Messinger moved to continue the hearing until the October 3<sup>rd</sup>, 2022 meeting; Second: Commissioner Mark Adams; Vote: 7-0-0; the motion passed.**

**Notice of Intent: 510 Shore Road, SeaHaven Condominium Trust c/o Russell Braun; SE# 75-1153:**

Stan Humphries from Environmental Consulting and Restorations represented the project. This is a coastal stabilization project utilizing coir logs in order to provide scour protection to the underground utilities. He explained that there will be four rows of 20" diameter coconut fiber logs, two rows installed at the toe of the coastal dune and two rows on the slope. Beach grass will be planted where possible. The Conservation Agent asked what kind of sand would be utilized to cover the coir logs. Stan Humphries explained that clean medium-to-coarse sand containing less than 10% clay or silt would be utilized. There was discussion around the need to keep the coir logs covered and reasons why that might be delayed. Stan Humphries assured the commission that any coir logs that are exposed by storm action would be recovered after storm season with six to eight inches of cover.

**Motion: Commissioner Bob White moved to approve the request on the condition that the coir logs are maintained and recovered after storm season and that no more than 4 months shall pass with them uncovered; Second: Commissioner Clint Kershaw; Vote: 6-0-1; the motion passed with Commissioner Larry Lown having**

technical issues that prohibited him from participated in the vote.

**Notice of Intent: 6 River View Road, Elizabeth & Robert Morrison SE# 75-1154:**

David Lyttle was on the call to present the project. The proposal is for the construction of a single-family dwelling and associated landscaping. The second story deck, pervious walkway and patio are all located within the 200-foot river front area and within the 100-foot buffer zone to a coastal bank. A total of 1950 square feet is in the resource area with 510 square feet of it being the pervious walkway. Commissioner Kershaw asked about the path labeled on the plan as "existing" that does not yet seem to exist. Mr. Lyttle indicated that a small foot path does exist but it is not 4' wide. Commissioner Adams said the path was staked clearly but asked that proposed and existing be clearly indicated on the plan. Theresa Sprague was on the call and said that the foot path would need only some vegetation pruning. To create the overlook, they propose to flush cut some existing black huckleberry and then plant with Pennsylvania sedge. The site is naturally vegetated, and no hardscaping is being proposed. Commissioner Girard-Irwin pointed out that they had seen box turtles during their site visit and that their habitat would need to be protected. The representatives said that they would follow protocols for protection of the box turtles. The Conservation Agent highlighted the importance of providing an alternatives analysis to demonstrate that it is not feasible to keep the work completely outside of jurisdiction.

**Motion: Commissioner Clint Kershaw moved to continue the request until the October 3<sup>rd</sup>, 2022 meeting; Second: Commissioner Diane Messinger; Vote: 6-0-1; the motion passed with Bob White abstaining.**

**Request for Determination of Applicability: 464 Shore Road, David & Kathy Murray:**

Stephanie Sequin was on the call to represent the project. The project is a cesspool upgrade for a 3-bedroom cottage in the Beach Point area. The work area available is limited, so the proposed septic system will be in the front yard. The new system will include a Micro Fast nitrogen reduction unit. The soil absorption system will utilize GoodFlow heavy duty concrete chambers allowing it to be located in the driveway. Stephanie Sequin explained that there will be no stockpiling of excavated material on site, and all disturbed areas would be restored after installation. The Conservation Agent stated that drought resistant grass should be planted, and no irrigation should be utilized.

**Motion: Commissioner Bob White moved for a negative 3 determination Second: Commissioner Mark Adams; Vote: 7-0-0; the motion passed.**

**Extension Request: 20 Toms Hill Path, SE# 75-1049**

**Motion: Commissioner Diane Messinger moved to grant the requested extension Second: Commissioner Clint Kershaw; Vote: 7-0-0; the motion passed.**

**Administrative Review Permit requests:**

**1.)566 Shore Road: sand fencing:**

Commissioner Clint Kershaw asked if removing the snow fencing seasonally was causing more damage to the dune than leaving the fence installed. Laurie Ferrari was on the call to represent the project and explained that the association will not be removing the fence going forward.

**Motion: Commissioner Clint Kershaw moved to approve the request with the condition that the fence remain permanently installed; Second: Chair Carol Girard-Irwin; Vote: 7-0-0; the motion passed.**

2.) 482 Shore Road: sand replenishment behind the bulkhead;

**Motion: Commissioner Carol Girard Irwin moved to approve the request; Second: Commissioner Diane Messinger; Vote: 6-0-1; the vote carried, with Linda Noons-Rose abstaining.**

**The following Administrative Review Permit Requests were voted on together:**

3.) 4 Pond Road: electrical lines;

4.) 503-522 Shore Road: sand fencing from unit 7 to staircase;

5.) 503-522 Shore Road: sand fencing from cottage #1- #18;

6.) 26 Pond Road: replacement (1:1) of brick entry

**Motion: Commissioner Larry Lown moved to approve all of these Administrative Review requests; Second: Commissioner Bob White; Vote: 7-0-0; the motion passed.**

**Request for COC: 618 Shore Rd, SE# 75-1002**

**Motion: Commissioner Clint Kershaw moved to approve the Certificate of Compliance; Second: Commissioner Larry Lown; Vote: 7-0-0; the motion passed.**

**Minutes: 4/4/2022, 5/2/2022**

**Motion: Commissioner Linda Noons Rose moved to approve the minutes; Second: Commissioner Diane Messinger; Vote: 7-0-0; the motion passed.**

**Commissioner Larry Lown moved to adjourn the meeting.**

**Second: Commissioner Linda Noons-Rose; Vote: 7-0-0; the motion passed.**

**The meeting was adjourned at 8:23 PM.**

Respectfully Submitted by Nina Richey