Subject to approval*

CONSERVATION COMMISSION
REGULAR MEETING MINUTES
September 26, 2016
7:30 PM – Meeting Room D – Madison Town Campus

Members Present: Chair Heather Crawford, Richard Gedney, George McManus, Clyde Burkhardt, Alex Cushing.

Members Absent: Christine Bouchard, Rachel Klein.

Others Present: Dave Anderson (Town Planner), Emily Duffield and Ben Russell(applicants).

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1) Meeting called to order: At approximately 7:30 pm, Chairman Crawford called the meeting to order.

2) Call for additional agenda items: H. Crawford added the production of the Annual Report (listed here as item #9).

3) Application Review: 16-18. 2 Jonathan's Landing. Map 34, Lot 23. R-2 District. Owner/Applicant: Emily Duffield. Special Exception Permit Modification to expand building envelope to allow for an addition to kitchen.

Emily Duffield presented the application, stating that the addition would be constructed on what is currently maintained lawn area and they have no intention of encroaching onto or interfering with the marsh. Dave Anderson presented photos of the site, which showed the proposed addition staked out and also an existing 18" retaining wall between the lawn and the marsh. There is no additional bedroom or bathroom proposed – no increase in occupancy/use.

- H. Crawford ask how high the tide comes in relation to the retaining wall. Duffield stated that it does not come up very high and they did not have any flood issues during either of the last two hurricanes. Crawford commented that the elevation at the site is quite low; with the marsh at the property line, erosion is a potential concern (especially with projected increase in frequency and intensity of storms).
- R. Gedney asked about the footing drains; Anderson stated that flow is directed away from the wetland.
- G. McManus commented that while the proposal will increase the size of the structure, it is not adding a bedroom or bathroom, so there is no concern for increased burden on the septic system (same number of occupants).
- H. Crawford asked why they could not put the addition farther away from the wetland; Duffield stated that it was not structurally feasible.

- The Commission noted that sea level is rising and this addition would be increasing the amount of infrastructure in the "danger zone"; the addition probably would not have a huge impact on the wetland itself, but it is a problem that the homeowners will have to deal with when the time comes. Anderson stated that the addition will be FEMA-compliant.
- H. Crawford summarized that putting more structures close to the water is not the best decision, but this is a fairly small addition; it is, however, close to a break in the slope and they should consider stabilizing the bank to prevent erosion.

Motion: G. McManus moved to authorize Chair Crawford to write a letter regarding application 16-18, expressing that the Commission feels the proposed addition will not have significant immediate environmental impact, but recommends some stabilization of the bank. They also note that allowing more structures in the proximity of the marsh in the long term is not a good idea, given projected sea level rise. R. Gedney seconded.

Vote: all in favor, none opposed. Motion passed.

4) Application Review: 8191+CSP. 11 Salt Meadow Lane. Map 12, Lot 18. R-1 District. Owners/Applicants: George Karsanow & Sarah Davison. Request to vary Secs. 2.17 and 3.5c of the Madison Zoning Regulations to allow 28ft to 24x24 addition, 13.2ft to proposed deck, and 10.6ft to proposed covered porch, all where 50ft is required to the Critical Coastal Resources; and to allow an entry addition, steps, and landing to be constructed forward of the required minimum building line.

No representative came to present application 8191+CSP, but the Commission discussed the proposal based on the paper application.

The application proposes the construction of a 24'x24' 3-story addition, a deck, a porch, and new septic system all within the 50ft required setback from the Critical Coastal Resource. The house would go from 1700sqft to 4600sqft in size. The deck would be 13'2" from the wetland, the porch 10'6", but both structures are proposed to be elevated and therefore would have minimal direct impact on the wetland. The addition, however, would be 28' from the wetland, further increasing the amount of infrastructure at low elevation within the Coastal Resource area and tripling the capacity of the home (1 bedroom to 3 bedroom). There was some discussion about the septic and what kind of impact the additional leaching of waste will have on the wetland; they should consider an advanced nitrogen-removing system.

The owners just bought the house in July. There is no hardship case – they bought it as a 1 bedroom home. In the application, the applicants argue that they will be removing a non-conforming accessory structure, but the structure is not within 50ft of the wetland and is only non-conforming from a zoning standpoint. This does not seem to balance the adverse impact the proposed addition would have on the wetland.

A major concern expressed by all members was setting a precedent for continuing to allow many "small" projects to occur next to wetlands ("death by a thousand small cuts"). There is no reason for tripling the size of the house in such a sensitive area. There is no hardship case.

Motion: G. McManus moved to authorize Chair Crawford to write a letter to ZBA regarding application 8191+CSP, expressing the Commission's concern that this proposal is a significant expansion in size and capacity of the house so close to the wetland is going to have significant adverse impact on the environment. If this is set as a precedent, there are many other homes located on the water that would could make additions such as this; the cumulative impact on the wetlands would be substantial. The Commission recommends the application be denied. C. Burkhardt seconded.

Vote: all in favor, none opposed. Motion passed.

5) Planning for Bauer Park festival: displays and handout materials.

- H. Crawford reported that they may be able to get them a booth in/next to the barn or shed so that they can do the light pollution demonstration. G. McManus suggested that they keep their normal location (good foot traffic) and direct people to the light pollution display.
- H. Crawford stated that she has the template for the horseshoe crab handouts.

6) Project/Issue Updates.

<u>Residential and Street Lighting: Town fixture replacement and presentation update</u>

- The Town has a survey on the website.

<u>Boundary Documentation</u>:

- H. Crawford will send C. Bouchard's 21-page report to R. Gedney.

<u>Public Education/Outreach for 2016-17</u>:

- No update.

<u>Invasive Species monitoring</u>:

- No update.

<u>Feedback on potential Outdoor Wood-burning Furnace regulation</u>:

- The Commission feels the air pollution issues seem to be more related to health concerns than environmental impacts and therefore no apparent conservation issue.

7) Review and approve minutes for August 22, 2016 meeting.

- August 22, 2016

The minutes were reviewed and no amendments were made.

Motion: C. Burkhardt moved to approve the minutes of August 22, 2016 as submitted. A. Cushing seconded.
Vote: G. McManus abstained, all others in favor, none opposed. Motion passed.

8) Additional item: Annual Report.

9) Adjournment: At 8:45 pm, R. Gedney moved for adjournment; C. Burkhardt seconded.

Vote: all in favor, none opposed. Motion passed.

Respectfully submitted,
Shauna Dowd

*amendments to these minutes will be noted in future minutes.