

A quorum was present. Those in attendance included chairman Paul Chamberlin, Carol Scott, Corinne Johnson, Jay Putnam, Nat Mason, Eric Hilbert, Associate Member Billie Bates, Conservation Agent Kristin Andres.

75 Holway Street, Barsamian, SE 10-2337: It was moved, seconded and voted to approve the Coastal Engineering Company plan dated May 21, 2008 revised June 13, 2008 and the Hawk Design Landscape plan last revision date June 11, 2008 for the amendment to include deck and landscaping at 75 Holway St. The Chair abstained from the vote. **Additional Special Conditions were added to the existing Order of Conditions.**

338 Bridge St, Cooper, CWP08-018N: It was moved, seconded and voted to approve the Ryder & Wilcox plan dated January 7, 2008 revised Feb 13, 2008 for the addition and re-location of the driveway at 338 Bridge St. Corinne Johnson abstained from the vote; Eric Hilbert was recused. **An Order of Conditions was written.**

54 Rowland Drive, Flynn, SE 10-2367: It was moved, seconded and voted to approve the Ryder & Wilcox plan dated June 3, 2008 Amendment to include planting and landscaping at 54 Rowland Drive. Paul Chamberlin abstained from the vote. **Additional Special Conditions were written.**

Northgate Rd, Uphill Circle, etc, Town of Chatham, SE 10-2007: It was moved, seconded and voted to approve the J M O'Reilly plan dated May 21, 2008 for the Amendment to include changes in the location of drainage structures. Carol Scott abstained from the vote. **Additional Special Conditions were written.**

811 Fox Hill Road, Murray, SE 10-2451: It was moved, seconded and voted to approve the Dan K Gordan Associates plan for Landscaping, etc dated April 11, 2008 revised June 11, 2008. Paul Chamberlin abstained from the vote. The Commission congratulated the applicants on their presentation and response to their concerns. **An Order of Conditions was written.**

558 Fox Hill Rd, Wolin, SE 10-2456: It was moved, seconded and voted to approve the Cape Cod Engineering plan dated March 11, 2008 revised June 5, 2008 for shorefront protection at 558 Fox Hill Road. Paul Chamberlin abstained from the vote. **An Order of Conditions was written.**

110 Old Salt Works Rd, Goodrich Chatham Realty Trust, SE 10-2445: It was moved, seconded and voted to approve the Woods Hole Group plan dated April 4, 2008 for dune restoration at 110 Old Salt Works Rd. It was noted that Stuart Moore, Shellfish Constable, did not comment on the project, although he had been informed of the application. Paul Chamberlin abstained from the vote. **An Order of Conditions was written.**

Lots M3 & M2 Hardings Beach Rd, Mulvaney, SE 10-2400: It was moved, seconded and voted to approve the Eldredge Surveying and Engineering LLC plan dated September 10, 2007 revised May 14, 2008 and Landscape plan "A" for the new construction at the above noted lots. Paul Chamberlin and Corinne Johnson abstained from the vote. It was expected that the applicant would provide a revised site plan reflecting the changes at the last meeting on June 18, 2008: the plans were received with a revision date June 19, 2008. **An Order of Conditions was written.**

Stony Hill Road, Rushnak: Ms Andres had received a call regarding clearing of vegetation work taking place at 357 Stony Hill Road. Upon inspection on June 23, 2008, she found that the area around a small, isolated wetland had been cleared of all understory brush. It appeared that no trees had been removed, although a large amount of brush had been piled up. Although this wetland has not been certified as a vernal pool, there had been vernal pool species on the site in previous years. The clearing was completed from the edge of the wetland and approximately 100- ft around it. There was an Order of Conditions for the construction of the dwelling; the Certificate of Compliance included an on-going condition to allow this area to remain naturalized in perpetuity.

Mr Rushnak was present and stated he cleared the area of poison ivy and invasive brush and had seeded the area to allow his children more backyard area. He agreed to restore the area and contact a wetlands specialist who could visit the site and submit a wetlands restoration plan.

The Commission noted that the No-disturb Zone around a vernal pool has been regulated at 100-ft, although the Order of Conditions at that time stipulated a 50-ft NDZ for the isolated wetland.

The Commission agreed to discuss issuance of a fine at a later date.

1062 & 1086 Main St, South Cape Enterprises, SE 10-2458: It was moved, seconded and voted to approve the Northside Design Associates, Clark Engineering LLC and Outermost Land Survey Inc set of plans C001-C205 dated May 1, 2008 for the new construction at the above address. An Order of Conditions was written.

149 Deep Hole Road, Terry : The ZBA had requested comment on the proposal at the above address. A draft of the letter was reviewed. The Commission has reviewed the Clark Engineering LLC plan dated November 10, 2006 last revised March 13, 2008 for the proposed demolition of two cottages and the construction of a four bedroom dwelling with garage and deck on an altered and enlarged footprint. The proposal also includes the installation of a new Title 5 septic system and the construction of a new guesthouse within the footprint of the existing one-bedroom cottage.

The project is within 100 feet of a Salt Marsh, Coastal Bank, Isolated Vegetated Wetland and 100-year Coastal Flood Zone delineated at elevation 10.0ft. The project proposes a slight reduction of square footage in the 50 foot setback from the Conservancy District/Coastal Bank. The area to be disturbed is currently vegetated with native shrubs, large pine trees and oaks.

The protection of naturalized buffers is important to wildlife and water quality. The wetlands affected by this project site drain into Red River Marsh.

Construction access has been proposed off of Deep Hole Rd which the Commission will make as a requirement of the project. The development of the fulltime driveway access from Fairview Avenue is of concern to the Commission. The proposed driveway comes within 20 feet of the Isolated Wetland which likely serves as vernal pool habitat. Stormwater run-off and overall improvements to the driveway have been proposed by the applicant in the new plan revision. The Commission believes that the applicant will be able to design and construct improvements to this driveway that will protect the Isolated Wetland and that it can condition the project to protect the pertaining interests.

42 Harbor View Lane, Sherin, SE 10-: The ZBA had requested comment on the proposal at 42 Harbor View rd. William Riley, Esquire was present for the applicant. The Commission has reviewed the Clark Engineering LLC plan dated May 2, 2008 revised June 11, 2008 for the proposed demolition of an existing 1789 sq ft dwelling and the construction of a new 2040 sq ft dwelling in approximately the same location at the above address.

Most of the proposed work is within the 50 ft No-Disturb Zone (NDZ) to the top of a coastal bank and within the 50 ft NDZ to a vegetated wetland. Additional hard-scape proposed within 50 ft of the top of the bank include a 552 sq ft patio and a 275 sq ft walkway requiring re-contouring along the south side of the proposed dwelling. However, because the proposed dwelling will be 2-1/2-3 ft -ft farther back from the top of the Coastal Bank than the existing house, there will only be 291 sq ft increase in impervious and hard-scape areas in the NDZ.

The applicant landscape plan dated May 20, 2008 revised June 16, 2008 shows substantial mitigation plantings along the top of the coastal bank and surrounding the vegetated wetlands.

The Commission has determined that this project can be conditioned to minimize additional adverse impact to the coastal bank and vegetated wetlands.

Approval of Minutes: The minutes of February 27, 2008 were approved as amended at the table.

185 Old Harbor Road: The owner of the property would like to remove a large, dying spruce within 100- ft of a BVW. They had already planted another similar tree elsewhere on the property.

The Commission approved the proposal under an Administrative review, no further filing would be necessary.

Hardings Beach Lighthouse, Ecker: The Ecker family had requested permission to use the back road along the marsh at Hardings Beach as an access way to the family- owned lighthouse for the month of June and a portion of July. A pair of nesting plovers on the main road has prevented the family from getting to the property except via the water. They can contact a beach monitor from the NHESP program to escort the family past the nesting birds, however this has become an awkward method of travel.

Ms Andres and Dr Duncanson have inspected the old marsh access road and have reservations about its use for motor vehicle traffic. Dr Duncanson has written to the family explaining the town's opposition to the use of the marsh road.

Reminder: ON- SITE Friday 9Am—114 Seaquanset Road, Limentani

Adjournment: It was moved, seconded and voted to adjourn the meeting at 6:30 PM.

Respectfully submitted,
Mary Fougere, Secretary