

The Falmouth Conservation Commission  
**MEETING MINUTES - WEDNESDAY, APRIL 24, 2019**  
Selectmen's Meeting Room, Falmouth Town Hall, 7:00 p.m.

Present: Jamie Mathews, Vice-Chair  
Betsy Gladfelter  
Maurie Harlow-Hawkes  
Courtney Bird  
Steve Patton  
Mark Gurnee, Alternate  
Kevin O'Brien, Alternate  
Peter Walsh, Alternate  
Jennifer McKay, Administrator  
Brendan Lynch, Agent

Absent: Kristin Alexander

Mr. Matthews opened the meeting at 7:04 p.m.

## **VOTE MINUTES**

### **EXECUTIVE SESSION**

Discussion of mediation request regarding 270 Sippewissett Rd, Falmouth – Order of Conditions DEP # 25-4443.

Ms. Harlow-Hawkes: Move to table the Executive Session.

Mr. Bird: Second.

Mr. Mathews: Unanimous, so moved.

### **REQUEST FOR A CONTINUANCE UNDER A NOTICE OF INTENT**

Ardith Wieworka, 14 McKinley Drive, East Falmouth, MA- For permission to remove existing patio and construct new addition with new stairs and all associated excavating, grading and landscaping.

Ms. McKay: The applicant has requested a continuance until May 1, 2019.

Mr. Bird: At the request of the applicant I move to continue the hearing until

Ms. Harlow-Hawkes: Second.

Mr. Mathews: Unanimous, so moved.

### **REQUESTS FOR DETERMINATION OF APPLICABILITY**

Stephen & Karen Goetchius, 42 Eel River Road, East Falmouth, MA- For permission to install a shed and build a patio.

Mr. Lynch: Jurisdiction: within 100-ft resource area buffer to coastal bank, salt marsh, BVW, and within flood zone VE14. This project is to construct a new shed and patio. New structures do not encroach on the salt marsh more than the current existing structure. Because of 120-sq.ft of new coverage within zone A of the salt marsh and within VE 14, 360-sq.ft of mitigation is proposed. The plantings will consist of 3 gallon native shrubs planted 3-ft on center. Staff recommends a

negative 2 (under the State) and a negative 3 (under the bylaw). Resource area boundaries are not confirmed by this RDA.

Mr. Bird: Move to accept staff's recommendation.

Ms. Harlow-Hawkes: Second.

Mr. Mathews: Unanimous, so moved.

David & Alison Ward, 21 Pattee Road, East Falmouth, MA- For permission to repair the failed septic system by replacing existing leach pit with a leach trench.

Mr. Lynch: Jurisdiction: within 100-ft resource area buffer to BVW. This project is to repair a failed septic system. The existing leach pit within jurisdiction is to be removed. The new trench will contain 2 H-20 500 gallon chambers located outside of the buffer zone and tied into the old system. The construction access is through the paved driveway. A wetland delineation was done in 2010 to address an enforcement issue to move unpermitted raised gardens out of the buffer zone. Staff verified that the gardens are still outside of the buffer zone. Staff recommends a negative 2 (under the State) and a negative 3 (under the bylaw). Resource area boundaries are not confirmed by this RDA.

Ms. Harlow-Hawkes: Move to accept staff's recommendation.

Ms. Gladfelter: Second.

Mr. Mathews: Unanimous, so moved.

Peter Chase & Francis Doohan, Mooring #37, Great Harbor, Woods Hole, MA- For permission to install a 20'x32' work float to grow oysters.

Mr. Lynch: Jurisdiction: within land under the ocean, land containing shellfish and land subject to coastal storm flowage. A 32-ft x 20-ft work raft is to be attached to mooring #37 in Great Harbor, Woods Hole. The raft will be able to spin freely around the mooring. It will be located in Massachusetts Division of Marine Fisheries approved growing area SC2. It is an area absent of eelgrass and wild shellfish (according to the applicant). The water depth in the area is approximately 20-ft and the oyster cages will hang 8-ft below the raft. There will be more than 20-ft of clearance between the cages and the ocean floor. Staff recommends a negative 2 (under the State) and a negative 3 (under the bylaw). Resource area boundaries are not confirmed by this RDA.

Mr. Bird: Move to accept staff's recommendation.

Ms. Harlow-Hawkes: Second.

Mr. Mathews: Unanimous, so moved.

Martha Hamilton, 8 Burgess Street, West Falmouth, MA- For permission to conduct general maintenance to existing licensed pier.

Mr. Lynch: within 100-ft buffer to resource area salt marsh, coastal beach, land under the ocean, man-made coastal bank, land containing shellfish and land subject to coastal storm flowage. This project is to conduct ordinary maintenance on a licensed pier. Areas of loose concrete are to be mortared by hand. Temporary staging is to be placed underneath the pier on the coastal beach. Tarps will be used to prevent potential debris from entering resource areas. The salt marsh will not be impacted in any way. Staff recommends a negative 2 (under the State) and a negative 3 (under the bylaw). Resource area boundaries are not confirmed by this RDA.

Mr. Bird: Move to accept staff's recommendation.

Ms. Harlow-Hawkes: Second.

Mr. Mathews: Unanimous, so moved.

George Collins, 114 Edgewater Drive East, East Falmouth, MA- For permission to replace one piling on an existing licensed dock.

Mr. Lynch: Jurisdiction: within 100-ft buffer to resource area salt marsh, coastal bank, land under the ocean and land subject to coastal storm flowage. This project is to replace one piling on a licensed dock which was damaged from a lightning strike. The dock is located within flood zone AE 12. No other work is to be done. Staff recommends a negative 2 (under the State) and a negative 3 (under the bylaw). Resource area boundaries are not confirmed by this RDA.

Mr. Bird: Move to accept staff's recommendation.

Ms. Harlow-Hawkes: Second.

Mr. Mathews: Unanimous, so moved.

## **CONTINUED REQUEST FOR DETERMINATION OF APPLICABILITY**

Franklin Stearns, 322 Surf Drive, Falmouth, MA – For permission to upgrade septic system to a Tight Tank.

Ms. McKay: The property is on the water side of Surf Drive. The septic system is within the coastal dune and they can't protect the dune. There is a fairly long history with this project. I want the dune to be protected. The existing cesspool is proposed to be abandoned in place. Per the Board of Health it is to be pumped dry and filled within the dune. The 3000 gallon Tight Tank is proposed within the existing driveway and the driveway is to be replaced in kind. Staff recommends a positive 3 (under the State and the bylaw). Resource area boundaries are not confirmed by this RDA.

Ms. Gladfelter: Move to accept staff's recommendation.

Ms. Harlow-Hawkes: Second.

Michael Borselli (Falmouth Engineering) I would like to add more information about the project. The Board of Health approved the tight tank. There will be no impacts to the dune. He displayed a photo showing that to the right of the house is vegetation and dune and to the left are pines, vegetation and dune. The house was built in the 50's. There are two bedrooms and a kitchen with a cesspool. We will install steel sheeting within excavation. It will be done at low tide and no de-watering will be needed.. It should be done sooner than later. I understand Jen's concerns, but we do not need to do anything near the dunes. I hope the staff will reconsider the recommendation.

Ms. McKay: How will you abandon the existing septic system?

Mr. Borselli: We will cut the pipe.

Ms. McKay: That's not what the Board of Health told you to do.

Mr. Borselli: We can abandon and fill it. The cover of the tank is off the dune. There will be no digging.

Ms. McKay: If the dune doesn't have to be touched, how will you get the sand in there?

Jonathan Searles (Tavares) We will use a sandbagging machine. It mixes flurry with sand and it is pumped in. No machine will be operating in that area.

Ms. McKay: If the dune isn't impacted we will change our recommendation.

Mr. Bird: Will the pump be out in the driveway?

Mr. Searles: Yes.

Mr. Borselli: It is a Tight Tank that will be pumped twice in summer and has an alarm if it is filled.

Mr. Bird: Is there a battery backup?

Mr. Borselli: I don't know.

Ms. Harlow-Hawkes: I've never seen a battery backup on one.

Mr. Borselli: The tank holds 3000 gallons. It's way oversized so it wouldn't have to be pumped more than twice a summer.

Ms. Gladfelter: I withdraw my positive motion.

Ms. Harlow-Hawkes: I withdraw my positive second.

Mr. Mathews: Unanimous, so moved.

Ms. Gladfelter: Move to accept staff's recommendation of a negative 2 (under the State and the bylaw).

Ms. Harlow-Hawkes: Second.

Mr. Mathews: Unanimous, so moved.

## **REQUESTS FOR A HEARING UNDER A NOTICE OF INTENT**

Ardith Wieworka, 14 McKinley Drive, East Falmouth, MA- For permission to remove existing patio and construct new addition with new stairs and all associated excavating, grading and landscaping.

The hearing is continued until May 1, 2019.

Platon Velonias & Maria Lamprose, 154 Edgewater Drive East, East Falmouth, MA- For permission to raze and reconstruct existing dwelling and all associated clearing, grading and landscaping.

Ms. McKay: No comment at this time.

Michael Borselli (Falmouth Engineering) presented abutter's cards. Resource areas include: Child's River, land under the ocean, 2 strips of salt marsh, coastal bank, land subject to coastal storm flowage AE 13. This is a redevelopment project. The architect and owner and I worked hard not to increase impervious surfaces. There is no need for mitigation planting. Nothing moves closer to the resources than the existing building. There will be a deck on the side. The AC units will be under the deck. No vegetation is to be cut or removed. The septic system has been reviewed by the Health Department and it is fine. There is no increase in the number of bedrooms or the driveway.

Mr. Lynch: The driveway on the north side of the house is pitched toward the neighbor's driveway and storm runoff gets to their driveway. I hope you can alleviate that.

Mr. Borselli: The new house will be higher so the new driveway can be pitched away from their property.

Mr. Lynch: Will the rinse station be under the deck?

Mr. Borselli: Yes.

Mr. Gurnee: No questions or comments.

Mr. Walsh: Did you have a chance to check the existing permits for the deck?

Mr. Lynch: Yes, it's all set.

Mr. Patton: Isn't there a problem with the setback?

Mr. Borselli: Yes, but we have applied to the ZBA to rebuild the house in the same position.

Ms. McKay: You will have to come back to us after that is settled.

Ms. Gladfelter: I'm glad you're going to deal with the runoff. The walkway around the house is not indicated here. Are you not going to have it?

Mr. Borselli: It will be removed. There will be two bluestones by the front porch.

Ms. Harlow-Hawkes: What is the height of the house?

Mr. Borselli: 14-ft.

Ms. Harlow-Hawkes: What is the age of the cesspool?

Mr. Borselli: I don't know.

Ms. Harlow-Hawkes: While you're there I would upgrade the septic system. If it fails you have to dig everything up again. It may have been there since the 40's or 50's.

Mr. O'Brien: No questions or comments.

Mr. Bird: I concur with Maurie re the cesspool.

Ms. Harlow-Hawkes: Is it the same ownership?

Maria Lamprose (applicant) We bought the house in 2010 and it is falling apart. If we don't have to spend money on a septic system, we would prefer not to at this time. There are serious structural concerns with the house. The Health Department didn't have a problem with the cesspool.

Mr. Gurnee: Where did your mean high water line come from?

Mr. Borselli: From published elevations from the Buzzards Bay Coalition.

Mr. Gurnee: So your own surveyors decide the line?

Mr. Borselli: The surveyors measure from the beach area.

Mr. Bird: Move to close the hearing and take it under advisement.

Ms. Gladfelter: Second.

Ms. McKay: The correct name is the Buzzards Bay Estuary Coalition.

Mr. Mathews: Unanimous, so moved.

Conor McLaughlin, Falmouth Pier 37 Inc., 88 & 110 Scranton Avenue, Falmouth, MA- For permission to construct a three-sided retaining wall which will be filled to create a level lawn.

Ms. McKay: No comment at this time.

Tom Bunker (BSS Design) presented a butter's cards. The project is on the Falmouth Inner Harbor which is a highly developed area. There is only one grassy area on this site and it will remain a grass surface. There is armoring along the entire harbor with bulkheads and the Town ramp. Vegetation includes bittersweet and honeysuckle. The path will remain. It is in flood zone AE, elevation 18 and inland from this to AE elevation 14 up to slope contour elevation 14. We will build a retaining wall with no runoff onto pavement. There is a catch basin in the paved area. We will create a level lawn area. The area will be replanted with drought tolerant sod rather than grass seed. There will be no storm water coming from this site. Pavement will be removed in the parking area. We are proposing to put pervious pavers for two parking spaces. There is an overall reduction of 37-sq.ft. No mitigation is required. There will be a tempered glass railing on top of the wall which is a building code requirement. There is a coastal bank that is not a sediment source. It's a compacted grassy surface with no habitat value. It does serve as a vertical buffer for storm damage prevention. The retaining wall will become that and a stronger buffer against storm damage. The State Wetland Protection Act allows this kind of wall in placement of a non-sediment coastal bank. Currently the bank is compacted grass and people walk over it. This will prevent that. Mr. Bunker read the Falmouth Wetland regulations and the presumptions. It is a bank by slope but functions as a vertical buffer and that will be increased by this project. He read 10.37 in the regulations. The wall will not cause damage and will increase safeguards. There will be a reduction in impervious surface and a reduction in roof runoff.

Mr. Lynch: How tall is the wall?

Mr. Bunker: 8-ft.

Mr. Lynch: You will need a permit. A permit is required for any wall over 4-ft.

Ms. McKay: Where is 88 Scranton Ave? Where is the property line?

Mr. Bunker indicated it on plan. But the property is in Land Court.

Ms. McKay: Do you have the Land Court decision?

Mr. Bunker: There is no plan yet.

Ms. McKay: The plan shows no ownership? What will the land be used for?

Mr. Bunker: Picnic tables for takeout from the BoatHouse.

Ms. McKay: Are you allowed to encroach on that area? Have you applied for extended usage?

Conor McLaughlin (applicant) This year it will just be for public use. .

Ms. McKay: You're filling a coastal bank. It's only a 30-ft span between the bulkheads.

Mr. Bunker: It's 42 or so feet.

Ms. McKay: I'll let the Board decide about the coastal bank issue. There has been an intense amount of work done on that site without a permit. I don't know when it was put there. Why was work done without a valid permit? When was the fill placed on the site?

Mr. McLaughlin: I wasn't aware it was placed on there. I have ordered hay bales that are coming on Thursday. It was fill from the boat racks. They dug up asphalt and saved it there to reuse it.

Ms. McKay: With the intense rains over the weekends did any of the runoff go into the harbor?

Mr. McLaughlin: I can't answer that.

Ms. McKay: The whole harbor area is walls. This is not going to make much difference.

Ms. Gladfelter: Was the fill taken from this lot?

Mr. Lynch: Yes, they had an RDA to repair a boat lift.

Ms. McKay: You say there is a reduction in impervious surface? Is the patio going where the driveway was?

Mr. Bunker: Yes.

Ms. McKay: You'll have to go to the Building Commissioner.

Ms. Gladfelter: I don't have a problem with this project. I do congratulate Tom on his presentation.

Ms. Harlow-Hawkes: This is a Marine District – are picnic tables part of marine use? The Land Court document – we need to have a copy of it. You shouldn't permit things that you don't have the rights to. It has to be in our record. Sod doesn't hold up well without irrigation.

Mr. Bunker: We could have temporary irrigation.

Ms. Harlow-Hawkes: Be up front now – it won't be grass today and pavers tomorrow.

Ms. Gladfelter: Drought tolerant fescue may be a better choice.

Mr. Bunker: There is fescue sod.

Ms. Harlow-Hawkes: As soon as you stop irrigating the sod it will be gone.

Ms. McKay: You may continue the hearing for one week to get the documentation.

Mr. O'Brien: I don't want construction material in this wall.

Mr. Bird: You must provide documentation that it is fescue sod.

Mr. Bunker: Yes.

Mr. Patton: No questions or comments.

Mr. Walsh: In the wall section B-B existing grade I have a little concern. If everyone in the harbor built up their coastal bank to a wall that high it would be a problem in a flood.

Mr. Bunker: Flood elevation is not based on the volume of water, it's based on a storm surge that would go into everything. I don't think that would happen. If the entire harbor were lined with walls front to back water would come in faster.

Mr. Walsh: In the small area and you're offsetting runoff from the house, etc.

Mr. Gurnee: No questions or comments.

Ms. Gladfelter: At the request of the applicant's representative I move to continue the hearing until May 1, 2019.

Ms. Harlow-Hawkes: Second.

Mr. Mathews: Unanimous, so moved.

## **CONTINUED HEARINGS UNDER A NOTICE OF INTENT**

Gerald Aronson, Trustee, Sandwich Road (Map 09 01 005 002), East Falmouth, MA- For permission to construct a single family house, deck, stairs for water access, Title 5 septic system and all associated clearing, excavating, grading, utilities and landscaping.

Quorum: Mark, Peter, Maurie, Betsy, Kevin, Courtney

Ms. McKay: No comment at this time.

Mr. Aronson (applicant) The major issue at the last hearing was the offset from the Pond – the original 75-ft offset. We looked at the drawing and revised the drawing and the red line is the 75-ft offset from mean high water. We reconfigured the site and moved the house back so we are now clearing the 75-ft offset line. There is a 50-ft offset from the two wetlands. We left adequate space to construct the foundation. There is an existing area where you can walk up to the proposed house.

The Street is elevation 64 down to 50 and then up again to 67. The land slopes off as you face the water. Any water goes away from the pond. There is clarity on the drawings as they were getting overwhelmed. We split them into two and part one is existing conditions. As for the flagging – there were a number of questions re color codes. The codes are on both of the plans. The staking was re-staked and re-flagged. The lot is 83,564-sq.ft. of which 80,000 are upland. The house is 4800-sq.ft. It is a heavily wooded lot with most of the trees 5 inches caliper. There are approximately 420 trees on the land and 35 will be removed. 40 trees and shrubs will be planted. The stairs access will sit on 4 to 5 pilings – 2 or 3 at the top of the bank and 2 at the bottom. There will be a span above the existing bank. We will plant blueberry bushes along the side of the stairs. Construction methodology: because of the topography the basement of the house is at grade – elevation 50. We will excavate inside the foundation. In the lower right corner a green house will be 2-ft above grade. The first floor is at elevation 60 and the deck is 14-ft deep. The foundation line of the house is way back. Cut and fill - there will be 135-yds of cut and there should be a net zero of material. Signage is there including the DEP sign. There is a sign-off from Natural Heritage included in the packet. In front of the stairs it is rocky with 2 - 3 inch rocks. We will clear them manually. The septic system design has been submitted to the Board of Health.

Ms. McKay: No questions or comments.

Mr. Lynch: No questions or comments.

Ms. Gladfelter: Thank you for making the changes.

Mr. Aronson: It's a workable compromise.

Ms. Harlow-Hawkes: No questions or comments.

Mr. O'Brien: No questions or comments.

Mr. Bird: When the foundation is in how are you going to backfill the foundation?

Mr. Aronson: The walls are at 9-ft. We will reach above the wall and put the stuff back in.

Mr. Bird: Backfill the wall without a second machine?

Mr. Aronson: Yes.

Mr. Bird: So you'll do that before the deck?

Mr. Aronson: Yes. We'll come up beside the foundation and put in the pilings for the greenhouse and deck.

Mr. Walsh: The plan says 2 to 3-ft rocks.

Mr. Aronson: That's a typo. It's 2-3-inches.

Mr. Walsh: Okay.

Mr. Gurnee: Any intent to use the area as a beach area?

Mr. Aronson: There's no beach now. The State had excavated at mean high water in the past and that is why there are so many rocks.

Mr. Gurnee: Can you show on the plan how much area you want to remove rocks from?

Mr. Aronson: It's probably an area about 40-ft wide.

Mr. Gurnee: Not sure of blueberry plants along the stairs.

Mr. Aronson: It doesn't have to be blueberry.

Ms. Gladfelter: Move to close the hearing and take it under advisement.

Mr. Bird: Second.

Mr. Mathews: Unanimous, so moved.

## **OTHER BUSINESS**

Approve Troup 40 campout at Souza Conservation Area

Ms. McKay: This is their annual campout this weekend. I will send them a letter with the standard expectations.

Mr. Bird: Move to approve Troup 40's annual campout at the Souza Conservation Area.

Mr. Patton: Second  
Mr. Mathews: Unanimous, so moved.

## **VOTE ORDER OF CONDITIONS**

Noah & Caroline Clements, 21 Little Lane, East Falmouth, MA (5/1/19)

Quorum: Courtney, Kevin, Betsy, Jamie, Steve, Peter, Mark

Ms. McKay: This is the amendment to revise the footprint of the house.

Ms. Gladfelter: Move to adopt the Order of Conditions as discussed.

Mr. Bird: Second.

Mr. Mathews: Unanimous, so moved.

Kevin Skelly, 258 Edgewater Drive East, East Falmouth, MA (5/1/19)

Quorum: Courtney, Kevin, Betsy, Jamie, Steve, Peter, Mark

Ms. McKay: This is the amendment to the OOC to change the construction methodology.

Mr. Bird: Move to adopt the Order of Conditions as discussed.

Mr. Patton: Second.

Mr. Mathews: Unanimous, so moved.

Michael & Brenda Doyle, 318 Acapesket Road, East Falmouth, MA (5/1/19)

Quorum: Courtney, Kevin, Betsy, Jamie, Steve, Peter, Mark

Ms. McKay: This is the bank stabilization.

Ms. Gladfelter: Theresa Sprague did a good job on the presentation.

Ms. Gladfelter: Move to adopt the Order of Conditions as discussed.

Mr. Bird: Second.

Mr. Mathews: Unanimous, so moved.

Patrick & Phyllis McDevitt, 5 North Chop Lane, East Falmouth, MA (5/1/19)

Quorum: Courtney, Betsy, Jamie, Steve, Peter, Kevin

Ms. McKay: This is the revetment construction and the revised plan to put the old mitigation plantings on the plan.

Mr. Bird: Move to adopt the Order of Conditions as discussed.

Mr. O'Brien: Second.

Mr. Mathews: Unanimous, so moved.

Steven & Stephanie Kasok, 39 Jetty Lane, West Falmouth, MA (5/1/19)

Quorum: Peter, Betsy, Kevin, Courtney

Ms. McKay: This is the invasive removal. Staff does not like allowing invasive removal in the B zone being replaced with wildflowers.

Mr. Bird: Do we want to see more plants?

Mr. O'Brien: Or less grass?

Ms. McKay: There is 4200 sq-ft of grass in the B zone.

Ms. Gladfelter: Our regulations do allow restoration in the Velocity zone.

Ms. McKay: The regulations say it is prohibited. Ms. McKay read the regulations re the Velocity zone.

Ms. Gladfelter: If you read a little further it allows them. I have a suggestion: there are 4 trees coming down in the A zone so 4 trees should be added in the lawn area. Most of the woody

vegetation is fairly small.

Ms. McKay: The right to remove and do whatever they want in the B zone is not correct. You have the right to deny activities in the B zone. When you make a discretionary decision in the B zone it can be a problem. Removing invasives is good but replacing with turf lawn or wildflowers is not providing the same habitat value.

Ms. Gladfelter: Most of the invasives are not deep rooted. There should be more woody shrubs.

Ms. McKay: In the 4200-sq-ft of turf lawn how many more shrubs?

Mr. Bird: We should take a harder look at this when we are holding a hearing. By allowing for this if there is a certain habitat value and you replace with grasses you have lost that habitat value. There should be a reasonable ratio of woody growth that should be replaced. Shame on us for not demanding that before we closed the hearing.

Mr. Mathews: What do the regulations allow?

Ms. McKay: They allow discretion by the Board.

Mr. Mathews: We have to be specific.

Ms. McKay: These are land subject to coastal storm flowage regulations. The discretion lies in your B buffer zone. The members of the quorum looked at the plan. We are seeing more and more of these plans.

Mr. Walsh: It would be helpful if we could say in zone B a certain percentage of shrubs must be planted to replace the invasives. Let's say 50% shrubs instead of lawn.

Mr. Mathews: We need to have a discussion about these projects and the mitigation required.

Mr. Bird: We have the discretion to do it and make the changes. My gut feeling is rule of thumb is that the Commission doesn't design projects. Going forward we should make sure they design it.

Ms. Gladfelter: If we're comfortable with 50% they have to come in with a revised plan showing where the 50% of shrubs and the 4 trees will be planted.

Ms. McKay: The Board will see the plan.

Mr. O'Brien: I would like for us to be able to say within ourselves that 50% is fine, but it has to be site specific. We have to listen to staff on this stuff, but we also have to make the hard choice decision that whoever owns this property is putting a lot of money into taking out the invasives and we should be somewhat flexible. We have had a lot of these projects that are attractive that may not be meeting our regulations.

Ms. McKay: This particular piece of property is in the Velocity zone. Some of them do come out beautifully.

Ms. Gladfelter: The plan has to show a low single rail fence also.

Mr. Bird: Are we comfortable that we have 50% of vegetation with the remainder being turf lawn. Do we want another ground cover?

Ms. Gladfelter: I'm not a big fan of turf lawn but if you follow the nitrogen bylaw the grass would work as well as any other lawn.

Mr. Bird: I'd rather see a wildflower meadow than turf lawn.

Ms. Gladfelter: The sizes of the plants are 1 gallon. It is an area of a fair amount of wind.

Ms. McKay: They did revise the gallon sizes.

Mr. Bird: The smaller plants have a better chance of survivability. I'd rather see no lawn and all wildflowers.

Mr. O'Brien: I'm comfortable with 50%. (All members are comfortable with 50%.)

Ms. McKay: They should beef up the one gallon containers 111 – 8 that are 5 gallon – 30 that are 3 gallon and an additional 16 3 gallon.

Ms. Gladfelter: No 1 gallon – 50% 2 gallon and the rest above that.

Ms. McKay: Are you okay with the turf lawn?

Ms. Gladfelter: If they want wildflowers, that's okay too.

Ms. Gladfelter: Move to adopt the Order of Conditions as discussed.

Mr. Walsh: Second.

Mr. Mathews: Unanimous, so moved.

Ms. Gladfelter: When a project is being built are we allowed on the site?

Ms. McKay: Yes.

Falmouth Yacht Club, 0 Clinton Avenue (46B 02 020 000H), Falmouth, MA (5/1/19)

Quorum: Courtney, Kevin, Betsy, Jamie, Steve, Peter Mark

Ms. McKay: This is the beach maintenance and nourishment.

Mr. Lynch: 500-cu-yds.

Ms. McKay: The can apply it once or annually. 10% of the rack should be left for shorebirds.

Mr. Patton: Move to adopt the Order of Conditions as discussed.

Ms. Gladfelter: Second.

Mr. Mathews: Unanimous, so moved.

Mr. Bird: Move to untable the Executive Session.

Mr. Walsh: Second.

Mr. Mathews: Unanimous, so moved.

Ms. Harlow-Hawkes: Move to continue the Executive Session until May 1, 2019.

Ms. Gladfelter: Second.

Mr. Mathews: Unanimous, so moved.

Ms. Harlow-Hawkes: Move to adjourn.

Ms. Gladfelter: Second.

Mr. Mathews: Unanimous, so moved.

The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Susan Cronin, Recording Secretary