

The Falmouth Conservation Commission  
**MEETING MINUTES - WEDNESDAY, JULY 17, 2019**  
Selectmen's Meeting Room, Falmouth Town Hall, 7:00 p.m.

Present: Jamie Mathews, Acting Chair  
Betsy Gladfelter  
Courtney Bird  
Steve Patton  
Russell Robbins  
Mark Gurnee  
Peter Walsh, Alternate  
Kevin O'Brien, Alternate  
Brendan Lynch, Agent

Absent: Maurie Harlow-Hawkes, Jennifer McKay, Administrator

Mr. Mathews opened the meeting at 7:00 p.m.

**VOTE MINUTES**

6/26/2019

Ms. Gladfelter: Move to adopt the minutes as written.

Mr. Patton: Second.

Mr. Mathews: Unanimous, so moved.

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

Delcor Realty Trust (c/o Joanna Delapa), 418 Menauhant Road, Falmouth, MA- For permission to replace and extend the existing pier.

Mr. Lynch: The applicant has requested a continuance until August 21, 2019.

Ms. Gladfelter: At the request of the applicant I move to continue the hearing until August 21, 2019.

Mr. Robbins: Second.

Mr. Mathews: Unanimous, so moved.

**REQUESTS FOR DETERMINATION OF APPLICABILITY**

Jamie recused

Mary & Rory Read, 81 Indian Ridge Road, Falmouth, MA- For permission to reconstruct an existing stone wall.

Mr. Lynch: Jurisdiction: within 100-ft resource area buffer to coastal bank and flood zone AE 12. The existing system is to be pumped, filled and abandoned. A Title 5 system is to be installed in the front yard, in between the road and house. Two black locust trees are to be removed where the leach field will be. No replacement is necessary as the resource area has good vegetation. Staff recommends a negative 2 (under the State and the bylaw). Resource area boundaries are not confirmed by this RDA.

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

Mr. Patton: Second.  
Mr. Mathews: 7 yes.

Jamie back

Christyann Granat, 81 Madeline Road, Falmouth, MA- For permission to upgrade to a Title 5 septic system.

Mr. Lynch: Jurisdiction: within 100-ft resource area buffer to salt marsh, BVW/freshwater wetland, coastal bank and flood zone AE16. An existing stone wall is to be rebuilt. They will disassemble the wall and rebuild it behind (landward) of the existing wall. They will re-use the existing stone and supplement as needed. The new wall will not move closer to the resource areas. Staff recommends a negative 2 (under the State and the bylaw). Resource area boundaries are not confirmed by this RDA.

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

Mr. Patton: Second.

Mr. Mathews: Unanimous, so moved.

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

Mark Parker, 270 Acapesket Road, East Falmouth, MA- For permission to raze and rebuild the existing dwelling, install new driveway, drainage, Title 5 septic system, retaining wall, mitigation plantings, perform invasive plant management, and all associated excavating, grading and landscaping.

Mr. Lynch: No comment at this time.

Michael Borselli (Falmouth Engineering) presented abutter's cards. The house will be built in the same location and is not closer to the wetland resources. The project meets the requirements for re-development. The notes describe the calculations. There is no increase in impervious surface in the no disturbance zone A. There is an increase in impervious surface in outer buffer zone B. I took credit for the decrease in zone A and gave it to zone B. 148-sq.ft of mitigation is required, but we are doing a lot more. Wetland resources include: land under ocean, land subject to coastal storm flowage, AE 13 boundary line on seaward side, coastal bank, small dune. The first floor walkout is 1-ft above FEMA regulations at 14. The project has been designed to FEMA standards. There is required mitigation plus restoration. The septic system will be outside the 100-ft setback from all resources. There is a 50-ft no disturbance from the coastal bank and 100-ft no disturbance from the salt marsh. There is cobble size stone embedded on the bank. They will be removed and the bank will be planted with native planting. Some restoration of the buffer is seaward of the limit of work. We are proposing dry wells and driveway drainage. The project is designed to work with your regulations. The house is somewhat bigger but it is a vast improvement over what is there.

Emma Vautour (Blueflax Design) There is 74-sq.ft of increase in impervious surface. We will plant new native plantings. The mitigation area is incorporated in the 2,270-sq.ft of restoration on the bank. The salt marsh is in very good condition. Invasive species are interspersed with lawn. We will remove the invasives, i.e. vines, honeysuckle and bittersweet. Vines will be removed from the trees and the trees will be monitored afterward. If they are too damaged by the vines, they will be replaced. We would like to start prior to the construction of the proposed retaining wall. We will remove the stones from the bank, bank will be re-graded, a fiber erosion control blanket will be placed on the bank and eventually the bank will be planted with beach plum, bayberry, bearberry, etc. Other areas will be seeded with native wildflowers appropriate for the conditions. We will plant two trees and an existing Tupelo will be transplanted. Our goal is creating a more productive and healthy habitat on the property.

Mr. Lynch: How will you take out the rocks?

Ms. Vautour: By machine.

Mr. Lynch: How will you access the property?

Ms. Vautour: Around the south end of the house.

Mr. Lynch: Will the work be done from the top of the bank?

Mr. Vautour: Yes.

Mr. Gurnee: How will you get the rocks out?

Ms. Vautour: With an excavator. It will have access from the lawn.

Mr. Borselli: The house will be demolished. We will use a large excavator to remove the house that is able to reach the beach. We will load the rocks into trucks with the demolition material.

Mr. Gurnee: There are 3 oaks on the property that are not on the plan. Two looked good.

Ms. Vautour: One will be removed. There is a lot of invasive vegetation and whatever we can rehabilitate we will.

Mr. Walsh: After getting the stones off the bank, what will happen to the bank if a coastal surge comes in?

Mr. Borselli: The site will be open because of the demolition and the excavator will stay in the same place, reach down for the small cobbles, remove them and put them in the trucks. The bank will be bare of vegetation and cobble, but the work won't be done in a time of possible surge. It will be managed and maintained.

Mr. Walsh: How long will it be clear?

Ms. Vautour: It will be re-graded, stabilized and covered immediately after the rocks are removed.

Mr. Patton: No questions or comments.

Mr. Robbins: No questions or comments.

Ms. Gladfelter: How about cut and fill calculations?

Mr. Borselli: I didn't put them on the plan because it will be a small amount. The new house is in the same position as the existing house.

Ms. Gladfelter: It looks a little bigger.

Mr. Borselli: The area will be re-graded and re-shaped. No material will be coming in and some will be going out. I can provide calculations if you wish.

Ms. Gladfelter: Is there a change in the number of bedrooms?

Mr. Borselli: There is one additional bedroom I think. I can get that information for you.

Ms. Gladfelter: Are you thinking of putting all the plants in initially and then building the house?

Ms. Vautour: We will re-grade and blanket the bank immediately and plant the following spring.

Ms. Gladfelter: So will you do this next winter?

Ms. Vautour: Yes.

Ms. Gladfelter: Will you have access when they are building the house?

Ms. Vautour: Yes.

Mr. Borselli: We hope to have all the permits this summer and start in right away.

Ms. Vautour: We'll be able to get in prior to the wall being constructed along the south side of the house.

Mr. O'Brien: It's good that the septic system is located close to the road. Can I be sure you won't be back in 10 years to armor the shoreline?

Ms. Vautour: We feel that the vegetation on the slope will stabilize the bank.

Mr. Bird: No questions or comments.

Mr. Borselli: Part of the dock will be disconnected for the work and then reconnected. There are no setback variances. The septic meets all the setbacks.

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

Ms. Gladfelter: Second.

Mr. Mathews: Unanimous, so moved.

permission to construct a single family dwelling, driveway, drywells and conduct invasive species management and native restoration plantings.

Mr. Lynch: No comment at this time.

Michael Borselli (Falmouth Engineering) presented abutter's cards. This lot has frontage on Hiawatha St. also. Little Bay St. is a paper road. Resource areas include: wetland buffer, land under ocean, land subject to coastal storm flowage, AE 12, the Falmouth Regulations 25 offset to the FEMA V zone. There is a no disturbance A zone. We can do work within outer buffer zone B. We are 10-ft away from the limit of work. There is a buffer to the BVW and the salt marsh is in need of restoration. There has been mowing in one area and the applicant has been advised to stop it immediately. The area will be restored with native plants. We will provide mitigation for the work in outer buffer zone B (2 to 1). Notes 12, 13 and 14 indicate an increase of 490-sq.ft in B. 1,000 sq.ft of mitigation will be provided. Two trees are to be removed - a 12" double trunk tree in outer buffer zone B and another outside of the buffer zone. A dead deciduous tree close to the house is to be removed. Seaward of the limit of work we will prune trees in the direction of the house (2). One other tree in the area of land subject to coastal storm flowage we request to prune that is in conflict with the house. May have to remove it, but will come back to you before doing so. It is in a flood zone. We will plant 3 trees in the restoration area. A split rail fence will be installed as a reminder not to mow in the area. There is a significant elevation to the first floor. There will be a garage under the house.

Emma Vautour: Our goal is to restore the property to natural and native vegetation. The project will be split into restoration and mitigation areas. Closest to the salt marsh high grasses will be planted as it lends itself toward a salt marsh retreat. Upland of this, the area will be seeded with grasses. We will monitor the grasses during the first season and re-seed if necessary. After the established plant restoration we will plant the mitigation area with native plants. There is a total of 1900-sq.ft of restoration and 1,000-sq.ft of mitigation. We will be maintaining an access path that is 4-ft wide. There will be a split rail fence and we are planting a white oak and two berry trees.

Mr. Lynch: Jen and I have met with Mike and are good with the project.

Mr. Bird: Are we sure he owns the paper road?

Mr. Borselli: His lawyer has confirmed that he owns the frontage.

Mr. Bird: Then there is no issue doing mitigation on it?

Mr. Borselli: His attorney researched it.

Mr. O'Brien: He also owns frontage on Little Bay St?

Mr. Borselli: Yes. He has ownership of the entire roadway.

Ms. Gladfelter: The proposed site is termed a redevelopment plan. Has he ever had permission to do clearing?

Mr. Borselli: I only know the history for as long as I've been involved with him since 2002. I don't know anything before that. The field was here in 2002.

Ms. Gladfelter: It doesn't matter to this project – but it's not a re-development project.

Mr. Borselli: I shouldn't have used that term.

Ms. Gladfelter: My major concern is pruning trees. One of the Conditions will be that if they don't make it, they will be replaced.

Ms. Vautour: A certified arborist will be employed to check out the trees.

Ms. Gladfelter: You mentioned that the limit of work is 10-ft off the house. On the southwest corner it is 5-ft off.

Mr. Borselli: We can adjust that but it will be slightly in the A zone.

Ms. Gladfelter: It's okay.

Mr. Mathews: Thanks for all the dry wells. Is there a tree in the road layout that you are planning to remove?

Mr. Lynch: I have talked to Mike about that.

Mr. Borselli: We have to get a street opening permit and permission to remove the tree.

Mr. Robbins: No questions or comments.

Mr. Patton: What is the driveway material?

Mr. Borselli: It will be paved and pitched off to the side so the water drains into the grass area.

Mr. Patton: We've seen more organic driveways lately.

Mr. Walsh: One of the special conditions should focus on the Attorney's judgment re the applicant's owning of the street.

Ms. Gladfelter: Any mitigation that is removed would have to be put somewhere else on the lot. That should be a special condition also.

Mr. Walsh: The proposed mitigation is strictly on the property itself, not the neighbor's property?

Mr. Borselli: This strip may have to move over to the lawn area if we discover something.

Mr. Gurnee: No questions or comments.

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

Mr. Bird: Second.

Mr. Mathews: Unanimous, so moved.

Anne Leavitt, 32 Parker Road, East Falmouth, MA- For permission to construct a new single family dwelling with Title 5 septic system, driveway, retaining walls, utilities and all associated excavating, grading and landscaping.

Mr. Lynch: They don't have a DEP # yet and the hearing will have to be continued.

Jack Landers-Cauley (JLC Engineering) presented abutter's cards. The lot is 28,000-sq.ft and is vacant and heavily wooded. 2/3 of the way from Parker Road is an isolated land subject to flooding. There is a 50-ft offset from the isolated land and the BVW. There is a 100-ft offset from the B buffer to the BVW. Parker Road is a private road in poor condition. The applicant hopes to make it marketable. In attempting to market the property she has been advised to perc it and show the wetlands. The driveway and septic system are outside of the 100-ft buffer and 70-ft from the delineated wetlands. The proposed structure will have a paved driveway. There will be a small deck. There is 1273-sq.ft of altered area within the B zone. Any change in the land form within the B zone will be planted with native plantings.

Mr. Lynch: The staff was concerned that the isolated wetland is a vernal pool and no biological evidence of a vernal pool was found. It's not a vernal pool.

Mr. Landers-Cauley: A saddle was created that caused water retention.

Mr. Lynch: The house is in zone B.

Mr. Robbins: No questions or comments.

Mr. Patton: This is the best work possible. It's a good plan.

Mr. Walsh: I didn't see any stakes.

Mr. Landers-Cauley: I didn't stake the limit of work. I just staked the property line and the wetlands.

Mr. Gurnee: No questions or comments.

Ms. Gladfelter: No questions or comments.

Mr. O'Brien: No questions or comments.

Mr. Bird: No questions or comments.

Ms. Gladfelter: At the request of the applicant's representative I move to continue the hearing until July 31, 2019.

Mr. Bird: Second.

Mr. Mathews: Unanimous, so moved.

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

Delcor Realty Trust (c/o Joanna Delapa), 418 Menauhant Road, Falmouth, MA- For permission to replace and extend the existing pier.

The hearing is continued until August 21, 2019.

Paul & Gretchen dePoo, 12 Seabrook Drive, Falmouth, MA- For permission to install new patio, kitchenette, fire pit, retaining walls and install mitigation plantings.

Mr. Lynch: No comment at this time.

J.C. Newton presented abutter's cards. This was originally an RDA but staff felt that mitigation was required, thus the NOI. The applicants hope to redo their front and back yards. There is an RDA from 2016 re expanding a deck and adding a second floor. They decided not to do that. We were told to get more information and have asked Holmes & McGrath to give us any information they have. They will be replacing walkway with walkway and stairway with stairway. There will be no impervious surface increase in Zone A, but in zone B there will be an increase of 147-sq.ft in impervious surface. We are reducing the width of the walkway in zone A. The patio is being replaced in-kind. We are shifting the hot tub to a different location. There will be a rinse station. There will be a total of 645-sq.ft of mitigation - 445-sq.ft in the back yard and 200-sq.ft for the previous RDA. We are using an area of the former deck. All native plants, i.e. viburnum and inkberry will be planted. We are expanding the patio space.

Mr. Lynch: Mr. Newton has addressed all our comments and concerns. Holmes & McGrath will provide us with a revised plan and stamp.

Ms. Gladfelter: No questions or comments.

Mr. O'Brien: No questions or comments.

Mr. Bird: No questions or comments.

Mr. Robbins: No questions or comments.

Mr. Patton: No questions or comments.

Mr. Walsh: No questions or comments.

Mr. Gurnee: No questions or comments.

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

Mr. Bird: Second.

Mr. Mathews: Unanimous, so moved.

Town of Falmouth (c/o DPW Engineering), 59 Town Hall Square, Falmouth, MA- For permission to expand the existing parking lot in the rear of the building.

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

Mr. Lynch: I have several planting plans for the Board.

Mr. McLoughlin (Town Engineer) The project is to expand the parking area at the rear of Town Hall. There will be two drainage swales. The work will be done within an elevation 12 flood zone. The elevations range from 6 to 7 or 8 feet. In the way of the driveway there are 3 cherry trees that are dead or dying and should be removed. This will help us to locate the access to the parking area further from the riverfront. There will be 19 parking spaces added. The plan was developed with the input of Jeremiah Pearson (Tree Warden and Park Superintendent). There will be an 8" high berm with trees planted along the top. The drainage pattern is to create a high spot and have it drain to a grass landscaped area and drainage swale. The existing parking area has 2 catch basins that go into a swale. Areas of impact: coastal bank – there will be a temporary disturbance of 978-sq.ft. Land containing shellfish will have the same impact. Land subject to coastal storm flowage is the entire work area. There is a total of 11,594-sq.ft of gravel for the parking area – all in the A and B zones. In the area of land under salt pond and the bank of salt pond there will be 978-sq.ft of temporary disturbance. In the land under water there will be a permanent disturbance of 3,146-sq.ft in zone A and 3,000+ in zone B.

Mr. Lynch: Jen and I looked at the landscape plan and we have no comments or questions.

Mr. Gurnee: No questions or comments.

Mr. Walsh: This is a good plan.

Mr. Patton: No questions or comments.  
Mr. Robbins: No questions or comments.  
Ms. Gladfelter: Thank you.  
Mr. O'Brien: No questions or comments.  
Mr. Bird: No questions or comments.

Ms. Gladfelter: Move to close the hearing and take it under advisement.  
Mr. Bird: Second.  
Mr. Mathews: Unanimous, so moved.

Susan Moran, Trustee, 402 Wild Harbor Road, North Falmouth, MA- For permission to construct a 3-car garage with living quarters on second floor, onsite sewage disposal system, driveway, retaining wall, utilities and all associated grading, excavating and landscaping.

Quorum: Courtney, Kevin, Betsy, Jamie, Steve

Mr. Lynch: No comment at this time.

Jack Landers-Cauley (JLC Engineering) One question was not answered at the last hearing – it was the utilization of pavers and the maintenance of the prior OOC. The Board will see six different items from me and Elaine Johnson (Landscape Architect). You have new plans from me with a narration on porous pavers. You have a landscape plan from Elaine. There was a discussion about the buffer zone and the planting plan. Porous pavers have been used by many government agencies. Guidelines have been provided by the manufacturer re the pavers, including that the installer shall certify that they have been installed according to manufacturers regulations and that a report should be provided on the effectiveness of them yearly. The maintenance program states that they should be inspected after the frost in the spring and after leaves have fallen. Clogged leaves should be cleaned from between the pavers. If necessary repairs must be done by the same company that installed them. The property is for seasonal use, but there are 3 generations now. I modified the cross-section to account for heavier rainstorms. If it doesn't work can we provide mitigation in the buffer zone. Some areas of lawn are designated for mitigation if needed. The garage is going to be a storage area. There will be turf grass that is drought tolerant and capable of supporting foot traffic. I have met the 2 to 1 mitigation area that you require.

Mr. Lynch: There are no quantities or sizes for plants on the plan.

Elaine Johnson: I will use the sizes in the literature from the Cape Cod Extension – the plants are 3 gallon size. Some existing plants will be removed and some left. I will restore the garden to the 2013 RDA if not better. There has not been the best maintenance. Our goal is to return it to a beautiful garden and maintain it.

Ms. Gladfelter: The address is 402 Wild Harbor Road and it says 290 on landscape plan. (to JLC) take the old pavers off the plan. I'm confused with the hatching on the plan. I can't find the planting areas for the prior mitigation planting or the new areas for mitigation.

Mr. Landers-Cauley: Lawn will be removed for mitigation planting – 600-sq.ft.

Ms. Gladfelter: Where is the mitigation area that needs to be restored?

Mr. Landers-Cauley: I will put that on the plan.

Ms. Johnson: When we met staff we talked about the condition of the plants from 2014 – that's what the supplemental plan is showing you.

Ms. Gladfelter: That's fine, but we need it on the plan.

Attorney Bob Ament (representing the applicant) indicated where the area available for mitigation is on the plan.

Ms. Gladfelter: It would be good to have that on the front of the plan as well as the restoration area.

Attorney Ament: The refreshing of the restoration area is on the original plan. No mitigation is needed unless the pavers fail however.

Ms. Gladfelter: I have no problems with the plan except that when one is before me I want to know what a hatching area means.

Attorney Ament: They are 2 separate projects, but it can be done. The 2014 project was approved. The mitigation was installed and the plants have failed. I'm concerned that the refreshing has to occur prior to the commencement of the new project. The proper time to do that planting will be in the spring. They would like to proceed with building in the fall. No certificate of compliance will be given until the 2014 planting area is refurbished. The planting should be done at the proper time.

Mr. Landers-Cauley: They did move the proposed garage out of the buffer zone. The existing driveway and garage is a perfect balance.

Mr. O'Brien: No questions or comments.

Mr. Bird: I agree with Betsy about the labeling. It's not clear to me what the cross-hatching is. Label it.

Mr. Robbins: No questions or comments.

Mr. Patton: No questions or comments.

Mr. Walsh: No questions or comments.

Mr. Gurnee: No questions or comments.

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

Mr. Patton: Second.

Mr. Mathews: Unanimous, so moved.

## **CONTINUED REQUEST TO AMEND THE EXISTING ORDER OF CONDITIONS**

James Devellis, 22 Dusty Miller Road, Falmouth, MA- For permission to replace existing wooden deck with a masonry terrace and install native shrubs.

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

Mr. Lynch: No comment at this time.

Tom Bunker (BSS Design) Originally the pool fence was to be put down the hill through the existing vegetation. Now it is on the inside of the vegetation planting. The fence is labeled. A comment in the narrative has been removed.

Mr. Lynch: No questions or comments.

Mr. Mathews: Did Jen see the revised plan?

Mr. Lynch: Yes.

Mr. Gurnee: No questions or comments.

Mr. Walsh: No questions or comments.

Mr. Patton: Thank you.

Mr. Robbins: No questions or comments.

Ms. Gladfelter: No questions or comments.

Mr. O'Brien: No questions or comments.

Mr. Bird: No questions or comments.

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

Mr. Patton: Second.

Mr. Mathews: Unanimous, so moved.

## **OTHER BUSINESS**

Approve Nemasket Enforcement Order Plan

Mr. Lynch: We have been working with Tom Bunker and Mr. Cibotti to get the dune back to where it was and Jen and I are both happy with the results. There has been a problem with finding the proper sand.

Tom Bunker (BSS Design) There is a curved path going through. Beach grass has been planted. It

is a little more than a foot higher. We put in fill to reinforce the curve - about 40-cu.yds. There is so much non-native growth out there. There will be 22 plants of beach plum and bayberry in addition. We didn't talk about spacing but there will be a 3" pot size minimum. I talked to the Town of Duxbury about sand because they are doing a large dune restoration project. I was told there is justification for not getting sand analysis. More coarse sand than the dune sand will make it so it won't migrate so much. I'm not hopeful that we can get this fine sand. Putting sand in that is slightly coarser won't be harmful. There will be the natural processes of sand coming in from the beach. The coarser sand on one side will make it stronger and there will be less maintenance work each year. We have been talking to George Botello. We can find sources and look at the analysis if you want.

Mr. Lynch: That makes sense – it's hard to find that type of dune sand. Any color problem with the Duxbury sand?

Mr. Bunker: They didn't say. When you're doing a public beach they worry about color – this is a private beach and it may not matter. It will catch up eventually.

Ms. Gladfelter: If the color is off, you're planting bushes there and will eventually make your own sand.

Mr. Bunker: It may bleach out also.

Ms. Gladfelter: I appreciate everyone who worked on this.

Mr. O'Brien: No questions or comments.

Mr. Bird: Nice job.

Mr. Robbins: No questions or comments.

Mr. Patton: No questions or comments.

Mr. Walsh: No questions or comments.

Mr. Gurnee: No questions or comments.

Ms. Gladfelter: Move to approve the Nemasket Enforcement Order Plan.

Mr. Walsh: Second.

Mr. Mathews: Unanimous, so moved.

## **VOTE ORDER OF CONDITIONS**

The discussion will encompass all three of the following applications but each will be voted separately.

Denisa & Sheldon Wagner, 46 Gosnold Road, Woods Hole, MA (7/17/19)

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

Mr. Lynch: The main thing was a pre-construction site visit with the Engineer and the Contractor.

The main entry, taking down of the wall and the re-planting were discussed. There is no time of year restriction. The applicants want to do the work soon.

Mr. Bird: Will there be separate votes?

Mr. Lynch: Yes.

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

Ms. Gladfelter: Second.

Mr. Mathews: Unanimous, so moved.

Robin Ackroyd, 50 Gosnold Road, Woods Hole, MA (7/17/19)

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

See above.

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

Mr. Walsh: Second.

Mr. Mathews: Unanimous, so moved.

Maya Burger & Christian Jaggi, 54 Gosnold Road, Woods Hole, MA (7/17/19)

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

See above.

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

Mr. Walsh: Second.

Mr. Mathews: Unanimous, so moved.

David & Mary Katherine Cary, 60 Siders Lane, Falmouth, MA (7/17/19)

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

Mr. Lynch: This is the garage and addition. There will be standard conditions and a special condition re the plants.

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

Mr. Walsh: Second.

Mr. Mathews: Unanimous, so moved.

Mr. Robbins: Move to adjourn.

Mr. Patton: Second.

Mr. Mathews: Unanimous, so moved.

The meeting adjourned at 9:17 p.m.

Respectfully submitted,

Susan Cronin, Recording Secretary