

**PROVINCETOWN
CONSERVATION COMMISSION
JUDGE WELSH ROOM**

**August 6, 2013
5:30 P.M.**

Members Present: Dennis Minsky, Barbara Prato and Mark Irving.

Members Absent: David Hale (excused), Lynne Martin (excused) and Jesse Cartwright (excused).

Others Present: Brian Carlson (Conservation Agent) and Ellen C. Battaglini (Recording Secretary).

Chair Dennis Minsky called the Public Hearing to order at 5:31 P.M.

PUBLIC STATEMENTS:

None.

MINUTES: Postponed.

DISCUSSION:

Sign the Baseline Data Report for the Sateriale property located on Snail Road as part of the LAND grant reimbursement process:

Brian explained the Report that was prepared by Cape Compact. The Open Space Committee compiled the baseline data of the Sateriale property as it exists today. The Report describes the property and includes a description of fixtures on, and a map of, the property. It requires the authorization of the Town Manager and the Commission.

Dennis Minsky moved to sign the Baseline Data Report for the Sateriale property, located on Snail Road, as part of the LAND grant reimbursement process, Barbara Prato seconded and it was so voted, 3-0.

Administrative Review

Application by **Victor DePoalo** for proposed work construction of a new two-family structure with three bedrooms in each unit on a vacant lot located on land protected under local Wetlands Protection By-Law Chapter 12 at the property located at **162 Bradford Street Extension** in Provincetown. This matter is postponed.

Administrative Review

Application by **Lyn Plummer** for proposed construction of a single family dwelling and installation of an onsite septic system and parking area with landscaping at the property located at **31 Point Street** in Provincetown.

Presentation: William N. Rogers, II and Lyn Plummer appeared to discuss the project. A plan for the project, as approved by MESA, was submitted by the applicant. The lot is beyond any 100' buffer zone of a wetland. Mr. Rogers reviewed the plan. He explained that it was a difficult site because of the topography of the land, so the house is located close to Point Street. There

will be a rock wall located in the back of the structure. The vegetation in the back of the house will remain the same. The plan showed proposed sea grass and Leyland cypress to be planted on the west side of the house.

Public Comment: None.

Commission Discussion: The Commission requested a more detailed landscape plan, adding that the applicant should re-think the use of Leyland cypress and be more specific about what might be planted in the 'flower bed'. The Commission also suggested using dune grass in place of 'sea grass' as shown on the plan. The detailed planting plan would be subject to the approval of the Conservation Agent. The Commission informed the applicant that it would try to get a list of recommended native plantings for her to consult. The Commission reminded the applicant that it has a three-year survivability requirement for any new plantings.

Dennis Minsky moved to direct the Conservation Agent to approve the Administrative Review application by Lyn Plummer for the proposed construction of a single family dwelling and installation of an onsite septic system and parking area with landscaping at the property located at 31 Point Street with the condition that the applicant submit a detailed planting plan with an emphasis on native vegetation that would appear on a future Conservation Commission list of approved native plantings, Mark Irving seconded and it was so voted, 3-0.

Administrative Review

Application by **David W. Romeo** for proposed re-development at the property located at **44-48 Winslow Street** in Provincetown. This matter is postponed.

DISCUSSION:

Commercial Street re-paving Phase 2:

This item is postponed.

Follow-up on limited dredging at Cabral's Pier:

This item is postponed.

CONSERVATION BOARD STATEMENTS:

None.

ADJOURNMENT: *Barbara Prato moved to adjourn at 6:00 P.M. and it was so voted unanimously.*

These minutes were approved by a vote of the Conservation Commission at their meeting on _____, 2013

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on _____, 2013
Dennis Minsky, Chair