

PROVINCETOWN CONSERVATION COMMISSION
CAUCUS HALL
February 21, 2012
6:30 P.M.

Members Present: Dennis Minsky, David Hale, Hank Janowsky and Barbara Prato.

Members Absent: Lynne Martin (excused).

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

Chair Dennis Minsky called the Work Session to order at 6:34 P.M.

OLD BUSINESS:

Notice of Intent (continued from February 7, 2012)

Application by **Rob Anderson** for a **Notice of Intent** under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, s. 40) and the Provincetown Wetlands By-Law, Chapter 12. The scope of work will include an addition to an existing structure and related work at the property located at **225 Commercial Street** in Provincetown.

Presentation: Thom Thompson and Loic Rossignon appeared to discuss the application. The project has been assigned a DEP file number. An updated plan has been submitted indicating the removal of a propane tank and a change in the location of the grease trap. The propane tank will not be buried in the rear of the building. Mr. Thompson and Mr. Rossignon asked if stormwater mitigation measures were to change in the future, would the Commission view that as an Administrative Review or an Amended Order of Conditions. Two types of mitigation have been proposed: eliminating a drywell because of setback issues and installing a French drain drip system moving towards Commercial Street and extending an existing horizontal gutter system to run from Commercial Street to the back of the structure, along the proposed roof extension. The proposed deck would have scuppers running into the gutter system. Another option would be to direct the water to a rain garden on the water side of the concrete wall. The Commission discussed the options. The Commission decided that the installation of a French drain system would fall under an Administrative Review, but if a rain garden was proposed, an Amended Order of Conditions would be needed. The Commission was lacking a quorum in order to approve the revised plan. Either David Hale or Hank Janowsky will listen to a recording of the February 7th Public Hearing in order to insure a quorum at the March 6, 2012 Public Hearing. ***Dennis Minsky moved to continue the NOI until the March 6, 2012 Public Hearing, Barbara Prato seconded and it was so voted, 4-0.***

MINUTES: January 31, 2012 – Barbara Prato moved to approve the language as written, David Hale seconded and it was so voted, 4-0.

ADMINISTRATIVE REVIEW:

789 Commercial Street:

The Commission reviewed and discussed an Administrative Review Determination from 2007, including a description of work to be performed on the property, a scope of work and notes about the project. Brian is asking the Commission how they would like him to proceed. The Commission would like Brian to contact the owner and ask him to appear at the next Public Hearing and to file an after-the-fact Request for Determination. Commissioners who have not will make site visits.

Dennis Minsky moved to request the Conservation Agent to inform the owner of the property to file an RDA to be heard at the next possible Public Hearing, David Hale seconded and it was so voted, 4-0.

6 Harbour Drive, Lot 16:

Jason Stone has a request to move a hot tub on the premises closer to the beach. The Commission discussed the request and whether the new location would have less of an impact on the resource area.

Dennis Minsky moved that the Conservation Agent grant the request to move the hot tub as proposed by the applicant, Hank Janowsky seconded and it was so voted, 3-1 (David Hale opposed).

WORK SESSION

The Commission is tasked with revising the Open Space and Recreation Plan, including formulating a definition of the Greenway. The Commission reviewed and discussed the maps entitled, 'Plan of Provincetown Showing Town-Owned Open Space' and 'Recreational Land and Unique Landscape Features Town of Provincetown' and reviewed and made changes to the Plan.

ADJOURNMENT: *Barbara Prato moved to adjourn at 8:30 P.M. and it was so voted unanimously.*

These minutes were approved by a vote of the Conservation Commission at their meeting on _____, 2012

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on _____, 2012
Dennis Minsky, Chair