



TOWN OF TRURO CONSERVATION COMMISSION

P.O. Box 2030
Truro MA 02666-0630

Conservation Commission Meeting Minutes: July 1, 2024

Commissioners Present: Vice Chair Linda Noons-Rose, Commissioners Bob White, Diane Messenger, and Clint Kershaw. **Absent:** Chair Carol Girard-Irwin, **Others**

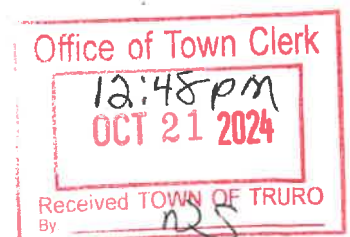
Present: Emily Beebe, Conservation Agent; Courtney Warren Assistant Conservation Agent

This was a hybrid meeting with both in-person and remote participants. Vice Chair Linda Noons-Rose called the meeting and public hearings to order at 5:00 pm and provided the virtual meeting instructions.

Request for Determination of Applicability: 43 Pond Road, Marjorie & Marston Hodgin: beach stair repair; Coastal Bank & Coastal Beach. (Map 38, Parcel 1) (*continued from 6/3/2024*) Gordon Peabody from Safe Harbor represented homeowners Tony and Marne Hodgin and thanked the Agent for meeting on site with the contractor. At the last hearing, the Commissioners noted that because conditions at the site have changed, a 1:1 replacement no longer makes sense. Instead, they now propose to install a robust system of 4 x 6 posts dug in 36" to handle wave action. The lower part of the original stairs extended into the flood zone, but the new steps will end just above the flood zone. **Motion:** Commissioner Clint Kershaw moved for a negative 3 determination; **Second:** Commissioner Bob White; **Vote:** 4-0-0; the motion carried.

Notice of Intent: 10 Thornley Meadow Road, Roland & Lucia Letendre: after-the-fact filing for beach stair replacement and beach grass trimming; Coastal Bank & Coastal Dune. (Map 53, Parcel 87) (*continued from 5/6/2024*) The Applicant has requested a continuance until the September 9th, 2024 meeting. **Motion:** Commissioner Clint Kershaw to continue the hearing until September 9, 2024; **Second:** Commissioner Bob White; **Vote:** 4-0-0; the motion carried.

Request for Determination of Applicability: 4 Second Landing Way, Estate of Elias & Laura Manuelidis: cesspool upgrade; Buffer Zone to a Coastal Bank. (Map 45, Parcel 45) Bob Freeman from Schofield Brothers described the project as a cesspool upgrade for an existing four-bedroom house. Many site constraints exist including nearby wells, topography, and the presence of a coastal bank. He noted that the limit of work would be ~60' from the top of the coastal bank and that all disturbed areas would be revegetated with American beach grass. Commissioner Bob White asked what would happen to the existing cesspool. Bob Freeman stated that it would be pumped and removed. **Motion:** Commissioner Diane Messenger moved for a negative 3 determination; **Second:** Commissioner Bob White; **Vote:** 3-1-0 with Commissioner Kershaw voting in the negative; the motion carried.



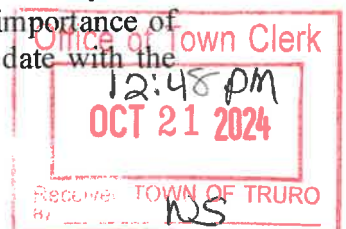
Request for Determination of Applicability: 72 Depot Rd, Anne Blythe Robertson & Mary Perkins: installation of benches, gravel, and a fire pit; Buffer Zone to a Coastal Bank; Riverfront Area. (Map 50, Parcel 24) Theresa Sprague from Blue Flax Design represented the project. The homeowners have an existing order of conditions for a demo/rebuild of the structure. Construction on that project has started and the owners propose to build an attached bench with a fire pit inside the u-shaped deck. This previously disturbed area would have a pea gravel base. Commissioner Linda Noons-Rose asked if there would be any regrading. Theresa Sprague replied that there would be no regrading and that all disturbed areas within the limit of work would be revegetated. **Motion:** Commissioner Clint Kershaw moved for a negative 3 determination; **Second:** Commissioner Bob White; **Vote:** 4-0-0; the motion carried.

Extension Request: 7 Hughes Road (SE#75-1124); 39 Bay View Road (SE#75-1115); 41 Bay View Road (SE#75-1116; 4 Heron Lane (SE#75-1114); 379 Shore Road (SE#75-1090) **Motion:** Commissioner Linda Noons-Rose moved for to grant three year extensions for 7 Hughes Road, 39 Bay View Road, 41 Bay View Road, 4 Heron Lane, and 379 Shore Road; **Second:** Commissioner Diane Messenger; **Vote:** 4-0-0; the motion carried.

Administrative Review Applications: 1) 43 Pond Road: removal of metal debris from beach; 2) 544 Shore Road: deck addition for handicap access

1. **Motion:** Commissioner Bob White moved to ratify the administrative review permit for 43 Pond Rd previously approved by the Chair.; **Second:** Commissioner Diane Messenger; **Vote:** 4-0-0, the motion carried.

2. **544 Shore Road** – The Agent stated that this was a unique administrative review because the work has already been done. The deck extension allows wheelchair access to the deck and is not for beach access. Her recommendation is that the deck be allowed to remain through the summer and removed by a date in the fall. A Notice of Intent should then be filed for any future construction in this area. Commissioner Linda Noons-Rose noted that the pieces looked substantial and wondered where they would be stored. Lotte Diomedes from Smile Mass was on the call and stated that before the beach erosion, the organization accomplished the same goal by use of a mobi-mat in the sand. The unit is rented from April to November and about 95% of the renters are wheelchair users. The deck is supported by pavers and the four pieces fit together like a puzzle that are made to be removed and will be stored inside the unit for the winter. Commissioner Linda Noons-Rose asked if the deck was just in front of their unit or if it extended to other units. Lotte replied that the deck is just under 16' long and is 5' wide and is within the exclusive use area for the unit. The Agent noted that this is a particularly vulnerable area. The condo association has existing approval for snow fencing, sand nourishment, and beach grass planting and that approval requires beach access from all units be made via the center path. This new deck extension impacts other unit owners and the pre-existing approvals. The Agent noted that the deck needs a railing to keep a chair from rolling off. Lotte Diomedes stated that the extension is code compliant. Commissioner Clint Kershaw said that everything the Commission is discussing is to protect the building. Commissioner Bob White noted that this year is predicted to be a particularly bad hurricane season and emphasized the importance of having a written hurricane plan. Since September 10th is historically the date with the



highest amount of hurricane activity, he recommended the deck be removed by September 1st. **Motion:** Commissioner Clint Kershaw moved to approve the AR permit with the condition that the deck be removed by September 1, 2024 and earlier if a hurricane is forecasted to impact the area; Additionally, a Notice of Intent for the structure be filed by November 1, 2024.; **Second:** Commissioner Bob White; **Vote:** 4-0-0; the motion carried.

Discussion on Long Nook Beach access

Longnook Beach is closed until further notice due to unstable conditions. The Town has been in communication with the Park and is continuing to evaluate options. Mark Borelli, coastal geologist from the Center for Coastal Studies, will be on site tomorrow to evaluate the situation. The beach is posted as closed on the state bathing beach website since it was not able to be tested. The Agent will keep the Commission informed if there are any changes.

Commissioner Clint Kershaw would like to discuss the possibility of going paperless and asked for that to be added to a future agenda.

Commissioner Clint Kershaw moved to adjourn the meeting; Second: Commissioner Bob White; Vote: 4-0-0; the motion carried.

The meeting was adjourned at 5:59 PM.

Respectfully Submitted by Courtney Warren CW

