

Conservation Commission Minutes

October 11, 2011

Present: Dena DeSena, John Marchewka, John Planinsek, Zach Matzkin, Garvan Donegan, Marti Blair, Council Liaison Jessica Sullivan, Town Planner Maureen O'Meara

Guests: John Mitchell, Mitchell and Associates, and Jack Pilk

Meeting called to order at 7:55 p.m.

1. Planning Board Review: Golden Ridge Subdivision.

John Mitchell presented the proposal for Golden Ridge Subdivision. Applicant Sheldon Goldman would rather pay the fee of \$8640 than encumber the lots with a trail. There would be wetlands impact because the subdivision is in RP-1 and RP-2 wetlands.

Mr. Mitchell reviewed his letter of October 11 to the Conservation Commission. According to this letter, the applicant is opposed to creating a trail easement across his land for the reasons of low value, environmental impact, boardwalk/cost, permitting, marketability, and neighbors.

Maureen O'Meara stated that the purpose of the trail is to provide accessibility to the business district. It would come out at what is now Rudy's. A primary issue may be the wetlands. The current location plan for the trail is the farthest away from the building envelopes, but does cross wetland.

The main benefit of the trail may be to give all the people who live in Broad Cove access to Great Pond. Zach Matzkin walked it today and it was wet in patches. The border of the land would be the drier location, but might be too close to houses. The land has been heavily cut.

The Planning Board will have the final say in whether the applicant pays the fee with money or with land. They will be meeting next Tuesday.

The fee will go into the town's acquisition fund. Mr. Mitchell's proposal to contribute the fee to a sidewalk along Bowery Beach Road would not be permitted.

It was suggested that the trail run along the lot line between lots 2 and 3. John Mitchell stated that the applicant's biggest concern is how this trail will affect the ability to sell the lots. He would rather run it along the road than affect another lot.

The Town Planner is confident that the trail can be kept out of RP-1 wetlands; there will be probably 200 feet in RP-2.

Motion: To recommend to the Planning Board that we seek a trail easement in the Golden Ridge Subdivision.

Passed 4-2

Other possible trail routes were discussed.

Amendment:

Option 1 (preferred) would be to run the trail along the northern property of the subdivision, which has a direct connection to existing easement.

Option 2 is along the southern edge of lot 3, and then towards Rudy's.

Option 3 is the applicant's proposal, which runs along the snowmobile trail.

Passed unanimously

2. Minutes of August 9, 2011 were reviewed and unanimously approved.

3. Correspondence. None.

4. Leighton Farm Trail walk. It was discovered that the homeowner at 2 Leighton Farms Road is mowing a large piece of land that is town property.

Motion: To hire a surveyor to survey the lot at 2 Leighton Farms Road and set two permanent monuments at the back corners of the lot, and to provide a plan.

Passed 4-1

5. Trail maintenance review/plan. There was discussion about using the trail maps as a tool for conducting an evaluation of trail conditions. Next month Brendan Sweeney and Bob Malley will come to the meeting and discuss this summer's maintenance efforts.

Instead of the trail walk this month, each Commissioner will walk two trails and note work that needs to be done and location of the trail in relation to the map. Also check on clearance and vegetation management, as well as signage. Look at the surface of the trail and see what it needs, any repairs to boardwalks or bridges.

6. Use by horses of trails. We are experiencing damage to our boardwalks and bridges because people are riding horses on them. 12 people who own horses or stables met with Jessica and Maureen. They were informed that the bridges were built to support snowmobiles but not the weight of horses.

Robin Mills sent a letter and map of trails and bridges that are used by horses. The Commission will discuss this further at the next meeting.

Meeting adjourned at 9:30 p.m.

7. Next meeting: November 8, 2011.