

Sunset Committee Meeting Minutes January 6, 2014 at 5:30 at CIHS

Present: Paul Belesca, Ken Hamilton, Mary Holt (Chair), Beth Howe, Sam McLean, Susan Stranahan

Absent: Tom Calder, Donna Damon, Will Lund, Thor Peterson, John Wilson

Public: Jonathan KomLosy. Secretary Carol Sebasteanski was absent.

The meeting began at 5:40

Mary said that she understood that the major item for the discussion at this meeting is to discuss the cost of the kinds of surveys we will need to develop information about what the Sunset parcel is like. The Selectmen will be beginning to put together the 2014-15 budget on February 9. This is the primary activity the committee will undertake in the next fiscal year and we need to develop budget estimates of how much the work would cost.. She said there had also been some mention of funding for a planner and an engineer, but this discussion would focus on the surveys.

She also handed out some information on the Sunset parcel: the Town tax map, 2 maps showing contour lines

Beth read out from her notes from the last meeting about studies suggested then: aerial photos, survey of the boundaries, survey of the roads, title search/deeds, contours, depths and substrate of the water, eelgrass, prevailing winds, wetland survey.

Paul said we have two things to accomplish in these surveys:

1. What is the lie and nature of the land and the marine bottom, and
2. What are the concerns and major "show-stopper" restrictions that we may run into as we go further in our planning.

He showed the group the ALTA criteria and standards that surveyors use for surveys and the list of options from a surveyor he had work on the boatyard. From these kinds of documents we can develop a scope of work for the surveyor. He also provided the new FIRM or floodplain map developed by FEMA. He recommended working with Peter Maher. He also said that these studies will not be cheap, mentioning upwards of \$20,000.

Susan asked whether an engineering firm like Sevee Maher would do the marine work as well? Paul said probably not. This could be contracted separately by the Selectmen, or the primary engineer they hire could do the subcontracting. Mary noted that there are several firms doing marine engineering on the list of Town-approved firms.

Beth said that one of the things we have to find out is what the exact limits of the Commercial Fisheries/Marine Activities Zone is, if there are specific boundaries, for example at 75' back from the shore or 250'. Paul said it is shown on his survey of the

boatyard, but he does not remember where it is set. There were some more detailed questions about the zoning, but Beth said it is premature to get into this.

Ken asked who were the owners of the surrounding parcels. Paul said that Jim Stewart owns the land around the parcel. It is in the Tree Growth program at the moment. Owners to the east are Pigula and a candy company. To the south: Chip and Jen Corson, to the west a series of Hamilton lots along Sawyer Road, with Ann and Paul Belesca at the shore end and the Hinchmans further to the west along the shore.

Ken also asked about the two roads in the area – Sunset and Sawyer. Paul said Sunset Road is to the west of Sawyer, through Jim Stewart’s land, but more or less parallel. There is legal access to the Sunset parcel but its actual location is uncertain. It may be along one of the paper streets, or along some other line. And the road that is actually there may or may not correspond to any of the legally defined roads. This is something that must be determined by research on the deeds and on the ground surveying. There has been a great deal of consolidation of lots from the early subdivision which makes this complex.

Susan asked what the marine survey would cover. Paul, Beth and Jonathan suggested: hydrography (existing chart and soundings), geo-technics (sampling of the substrate by drilling cores), the winds (fetch and wave heights), presence of environmental issues such as the presence of eelgrass.

Ken asked whether the marine survey or the land survey should come first. He thought marine should come first. Mary said she thought they should be done at the same time. Paul said as a practical matter, it would be possible to do the land surveying at any time of year, but the marine survey needs good weather. Mary said that, in the end, this is a decision for the Selectmen.

Beth asked whether, for the 2014-15 budget, we need to think at all about the cost of engineering studies beyond surveys. Mary said no; 2014-15 will be a year of gathering basic data and planning to plan. We have a good start since Donna knows about the history, deeds and paper streets, Paul knows about marine construction and Beth knows about the zoning issues.

Mary said she will call Peter Maher to get advice about how to proceed on the land surveys. Paul said he will call marine builders he has worked with to find out what engineering firms they have worked with.

The meeting adjourned at 6:45.

Respectfully submitted,

Beth Howe