



## OGUNQUIT CONSERVATION COMMISSION

September 27th, 2020

Dear Chair Wilkos and Planning Board members,

On behalf of the Conservation Commission (ConCom) I received from Maryann Stacy of the land use office your memo requesting input with regard to the application for demolition and reconstruction of a single family home located at 64 Beach Street, Ogunquit. The ConCom held a special meeting via Zoom webinar on September 24th for the express purpose of discussing this and providing input to the Planning Board. The ConCom input is listed below, not necessarily in order of importance:

1. At least a portion of the property where the building is located is known to have been a wharf and/or pier historically - known as the Maxwell Wharf. There is no record available to the Conservation Commission indicating what fill was used to create this current lot where the building exists and it is not noted in the application. According to anecdotal information, the original small cottage was enlarged over many years resulting in the current building. Because of the extremely sensitive location of this property (literally within the Ogunquit River) and the lack of documentation regarding the fill material, the Conservation Commission would like this investigated. The current potential for erosion is unknown. The stability of the lot regarding demolition, construction, and associated heavy equipment is unknown and needs to be clearly evaluated before any of the proposed work begins at the site. Therefore, the ConCom requests that proper soil samples and analyses be performed in order to determine the composition and stability of the soil and/or fill PRIOR to any demolition of the current building.

2. If the applications and work is ultimately approved, the ConCom requests that the demolition process to be conducted in a carefully controlled manner that contains the demolition debris, especially any hazardous debris or materials which could enter and harm the marsh, Ogunquit River, and/ or wildlife. Is an asbestos report required and if so, has it been done?

3. The ConCom noted Supervisor Phil Pickering's comments in his letter from the Ogunquit Sewer District recommending inspection of the private sewer line with cameras to check the integrity of the lines up to the connection with the District's lines. We strongly support this recommendation and ask that it be a requirement. We also recommend that the KKW water lines serving the current building be checked for integrity. Water leaks from these water lines can contribute to erosion and the additive chemicals in the water supply could harm wildlife.

4. The ConCom did note that John Perry of US Fish and Wildlife has stated that the foundation is not located in the essential habitat and he noted a time frame for the work which would protect the plovers. We would also want that timeframe to be observed by the applicant.

5. There is a question regarding any proposed erosion control if there are proposed changes to the timber or wooden retaining walls or rip rap. If changes are to be made, will studies be done to show how that may affect the Ogunquit River with regard to sand loss and impact on the opposite riverbank?

6. It was noted on page 1 of the application the box is checked "NO" where the applicant is asked whether the property is located within a wetland. Is this correct - is the delineation of the wet-

land completely outside this property although part of it appears to be within the HAT? If an application is within the wetlands, what additional requirements are triggered for the applicant? The plan indicates the HAT with a broken line which actually does extend through the northern and eastern sides of the lot, including a portion of the current building. We would like clarification.

7. Information regarding removal of the concrete pad is not clear and whether it is to be replaced in the same location. Also not clear how this relates to the various elevations of the proposed building but this may not be a conservation issue.

We hope to offer future input regarding this proposal as the application process continues and more information becomes available. If I or the Conservation Commission can provide any clarification please feel free to contact me.

Regards,

Patience Prescott-Sundaresan, Chair