

WILDWOOD ASSOCIATION BOARD MEETING

Tuesday, Oct 23, 2019 @ 7:00 pm

Location: 3 Birch Lane

Board Members Present: Jaime Beane (President), Tom Hyndman (Past President), Elizabeth Woodcock (Secretary), Nancy Savage Marcus (Treasurer), Kate Martucci, Sukie Curtis

Guests: Robert Levine, Vilean Targgersell, Christina Ferland, Maureen Connolly, Deb Deatrack, John Lambert

Call to Order/Quorum: Quorum declared at 7:11pm

Agenda

1) Bank/Erosion Committee Update

In response to the charge by the Association from the June 2019 Annual Meeting, members of the Erosion Committee presented their findings and recommendations regarding the invasive growth, bank erosion, and view restoration of the Reserve. Please refer to the attached memo from committee dated 10/21/19 for a complete overview of the extensive research conducted by the committee.

French Drain, Soil Testing, Survey

Maureen Connolly presented the first recommendation which is to conduct soil testing in anticipation of the construction of a French drain system to capture and divert storm water run-off, the primary cause of erosion according to experts consulted by the committee.

Committee members explained that the soil boring would determine the nature of the soil along the fence and the data would enable engineers to establish the best location for the drain. Piezometers in six locations would collect data over two seasons to map the surface and subsurface. The French drain would be at a shallow depth and completely covered by grass when finished. The soil testing would cost \$4,000-\$6,000.

Several neighbors noted anecdotally how the Reserve has changed over time – increased pooling of water, settling and retreating, changes in groundwater flow etc. The erosion doesn't appear to be as severe as in 1983, however, when a "V" groove that extended almost to the birch tree was filled with old pieces of asphalt. It was noted there is a plan by the town to pave Pine Lane in 2023 and to address drainage issues similar to recent work done on Birch. Questions arose about how the new drain would (or would not) connect to the existing town system. Several expressed caution with regard to approaching the town. The group concluded that without soil hydrology results, the town would not have enough information to weigh in on the issue and to hold off approaching the town.

Christina Ferland explained that a topographical survey of the Reserve would be necessary to fully understand the results of the soil testing. The soil hydrology testing

WILDWOOD ASSOCIATION BOARD MEETING

Tuesday, Oct 23, 2019 @ 7:00 pm

Location: 3 Birch Lane

and elevation information go hand-in-hand; together the information can effectively measure rate of change over time and map the surfaces.

Discussion ensued around potential past surveys and it was determined that if a survey was ever conducted on the Reserve, the information is no longer available. The town and state have mapped the shoreline, and FEMA is in the process of mapping flood zones, but neither would provide the necessary elevation data. Several neighbors have recently conducted surveys in the neighborhood and may be able to provide a natural starting point. All agreed that it would be beneficial to have a baseline to measure future change, and to fully understand the boundaries.

View and Vegetation Management

The committee presented their second recommendation which involves halting all cutting of vegetation along the bank until the Association develops a formal plan that complies with Shoreland Zoning. There was lengthy discussion and some disagreement about the permitting process and when, exactly, a permit is required for cutting (bottom third of trees, invasives, etc.). There are fines associated with noncompliance to the statute. Neighbors thought differently as to the risk these fines presented.

The statute states that views can be maintained but after a certain time period (it's either one or two years – various statutes are conflicting and still being reviewed), views may not be restored.

Several issues were discussed:

- How can you NOT CUT but also MAINTAIN?
- Neighbors have consistently trimmed sections of the reserve over the years
- Should sections of the reserve be treated differently?
- Permits last for 1 (maybe 2) years
- Not all residents care about the view
- Feasibility – cost and practicality – of actually maintaining growth
- Time/inaction is not our friend

The committee and board agreed that we need a better (and common) understanding of the Shoreline Zoning Ordinance. It also became clear that a survey would help to identify the vegetation that extends over the bank and be a starting point if and when a plan is developed to better manage the growth. The group suggested piggybacking off existing surveys to save cost, if possible.

With limited funds, the Board agreed to prioritize the survey.

Action Items:

- Research possible existing surveys adjacent to Reserve:
 - Jeton (Jaime Beane)
 - Berg
 - Levine/Taggersell: Dale Brewer at Statewide Surveys

WILDWOOD ASSOCIATION BOARD MEETING

Tuesday, Oct 23, 2019 @ 7:00 pm

Location: 3 Birch Lane

- Lockwood (Evans/McDonald)
- Collect bids from three surveyors – separate topography and boundary
- Christina can also recommend surveyor
- Board to meet in December

2) Approval of the Minutes

The Board approved minutes from the 4/23/19 Board Meeting.

- 3) **Treasurer's report**, including request of the board to consider the Treasurer's proposal to move funds to earn interest, which was tabled due to extremely low interest rates at area banks

4) Reserve Items Needing Attention

- a. TREES - The board will be contacting Joe Lynch an arborist who is already working in the neighborhood this winter to quote the following items:
 - i. As part of the Bank/Erosion committee work, they asked arborist Mike Hughes to look at the trees along the bank. He added a “by the way” comment that the birch needs attention. He said there’s a beetle in the upper branches and recommends treatment and trimming. Board to discuss contacting Mike or any other qualified arborist to look at it.
 - ii. Also a neighbor pointed out there is a tree that is on Association property near 32 Birch Ln that is not doing well. Board to discuss how to address it. Nancy provided a photo of this tree to the board. Nancy volunteered to meet with Joe to look at both trees.
- b. FENCE
 - i. The post and rail fence on the Reserve has started to fall apart at some points. Tom Hyndman picked up 3 replacement cedar rails at Maine Fence that will match in time as they age. Thank you for your help with this, Tom.
 - ii. There is a sharp drop off to the right of the stairs. Tom installed a short post and rope line similar to area roped off behind the tennis court. Thank you, Tom.
- c. STAIRS
 - i. Follow-up on Annual Meeting discussion that the board will be discussing proposals for future funding of stair replacement. John Ingham is storing the green paint for necessary touch ups.
- d. INVASIVES
 - i. Invasives continue to grow rapidly and are moving closer to the tennis court, as well as growing around the court itself and up the fence. The board approved a motion to allow volunteers to maintain the invasives encroaching closer to and on the tennis court, the juniper bush near 32 Birch Lane as well as maintaining the existing open areas from 32 Birch Lane to about twenty feet past the end of the tennis court.

WILDWOOD ASSOCIATION BOARD MEETING
Tuesday, Oct 23, 2019 @ 7:00 pm
Location: 3 Birch Lane

e. STICKS

- i. The timing of the nor'easter was not ideal given it arrived the week after the reserve's fall clean-up. Neighborhood volunteers were asked to pick up sticks and remove them, and not throw them over the bank. Thanks to all who helped with stick pick up!