

Hi Julia,

After the last meeting, Mr. Drago immediately contracted to get the work that was discussed with the Commission expedited. At the time he was going to remove the veneer on the wall, large landscape stones, concrete, fence, and tree (pending submission of the arborists opinion). The following day, you indicated you had been contacted by a neighbor, Mr. Powers, regarding the wall work and asked us to stop on that portion of the work so things could be sorted out.

To date Mr. Drago has removed concrete and metal (rebar) as was shown on the plan and replaced that concrete with 17 yards of clean sand. The concrete in the area of the old garage and under the adjacent platform was close to 2 feet deep and extended under lawn further than understood. He also had the boulders/landscape rocks removed from the site.

He has also arranged to have the non-compliant fence replaced with ranch rail fence similar to that shown as approvable on the plum island fence guidelines. Additionally, the tree will be coming down any day and the stump ground in place.

The work on the wall that apparently included some repointing and repair work which was faced with a concrete paver veneer was apparently done by Mr. Powers who has been maintaining the wall (he has previously obtained at least one determination from the Commission for repair work). Mr. Drago had contributed towards that work as he understood from Mr. Powers that it was to maintain the wall and prevent it from needing major repairs in the future. Mr. Drago is concerned that he not move forward on any work involving the wall until this issue is resolved with Mr. Powers. My understanding is that Mr. Powers is concerned that removal of the veneer and concrete from the wall will weaken it and cause damage to the wall as a whole.

Attached you will find an updated plan as well as some photos that shows the pre-existing conditions and the current conditions of the site (pre-removal of the items noted above). Areas of various elements are shown in red. We will be compiling this in to an area table, but wanted to get this in to you asap. There was no landscape plan ever prepared. Mr. Drago has some experience managing golf courses in the past and put in something he thought would look good and fit in with the dune setting. We note that the items that remain in place are minor changes that have positive impacts if any to the dune system. Ie: conversion of lawn to landscape beds, concrete removal, and a smaller overall footprint on the landing platforms/decks.

We hope that while the Commission works with Mr. Powers to sort out issues related to the wall, we can move forward to discuss the reconstruction of the accessory building outside of the floodplain and the remaining proposed work. With regards to that work, the project is somewhat self-mitigating as it removes a structure from the V zone and elevates it on piles. Additionally, the area of the old garage has been restored to functional dune by removal of a significant area and volume of concrete and rebar.

I look forward to discussing the above with the Commission at the next meeting.