

## Minutes of a Conservation Commission Meeting – 13 June 2018

Members present: Peter Vincent – Chairman, Bob Avakian, Jeff Carlson, Lil Province, Christina Brown

Absent: Geoff Kontje, Stuart Lollis

Staff: Jane Varkonda, Lisa Morrison

**Sheriff's Meadow Foundation** Adam Moore, Executive Director, was present to explain a correction to CR for Vineyard Golf. [Jeff Carlson abstained from the discussion.] The correction has been approved by both the MVC and Sheriff's Meadow's board. The change adds to the conservation area, adds a trail loop and connection to Dr. Fisher Road. The proposed change was reviewed by the Conservation Commission about a year ago. Province made a motion to approve the change. Brown seconded the motion. Unanimously approved by all those voting. Revision will be sent to the Selectmen with the Commission's endorsement.

### PUBLIC HEARINGS:

**Stanton** NOI to construct a new residence with attached guest house, pool, and related site activities, Bayside South (Houlahan subdivision.) Mr. Carlson discloses that the Stantons are members of the Vineyard Golf Club. There were no objections to Mr. Carlson sitting on the hearing. Doug Hoehn, Patrick Ahearn, and Gerry Conover were all present for the applicant. Mr. Hoehn noted that this is the first of the Houlahan lots to be sold. The project has been reviewed by the Planning Board, Natural Heritage, and the MVC. The property has a well defined development envelope. Mr. Hoehn explained that although he filed the NOI with the state as well as the town, the activities currently planned take place only in the local jurisdiction.

Natural Heritage has mandated a 'no touch' zone in front of house and a very tight construction zone of only 8.5 feet. The homeowners will be responsible for hiring a third party to inspect the construction zone, which will be fenced during construction.

The trim will be abalone gray and the shingles will be left to weather. All exterior light fixtures will be dark sky compliant so as not to interfere with the moth habitat.

A walkway and dock already exist on the property.

Avakian made a motion to continue the hearing to the next meeting, 27 June, for a site visit. Province seconded the motion. Unanimously approved.

#### CONTINUATIONS:

**Kronholm** NOI to construct a boardwalk over the salt marsh, Sengekontacket. George Sourati was present for the applicant as was the homeowner. Vincent and Varkonda gave a site visit report. This property was recently sold by Jason Bourne who was hoping to use the wetland as a playing field. Sourati submitted revised plans that relocating the boardwalk away from the high vegetation and making it shorter by 32-feet, from 170-feet to 138-feet.

Mr. Kronholm said that he would stop using the wetland in front of the house as a lawn and will allow it to grow back.

Avakian made a motion to approve the project as presented with the following conditions: wetlands restored, no mowing permitted, submission of a landscape plan. Boardwalk is to be constructed from untreated cedar. Province seconded the motion. Unanimously approved.

**McCourt** Revisions to landscape plan, building footprint, decks and boardwalks, Chappy Road. Kris Horiuchi was present for the applicant. A report of the site visit was given. Horiuchi explained that the owners changed architects over the course of 8 years and small changes were made. The applicant went to the building inspector and the Planning Board, but did not touch base with the Commission.

Horiuchi explained that the overall lot coverage has been reduced from 4900 sq. ft. to 4500 sq. ft. The agent commented that there seems to be a lot of landscaping that is not compatible with the fact that the house is located in a coastal dune. The agent asked for an 'as built' plan.

Province made a motion to continue the hearing to the next meeting, 27 June, and schedule an additional site visit.

**Water Street Harbor House – Chiu** NOI for pier extension and additional floats, 119 North Water Street. Cody Coutinho from VLS was present for the applicant. Mr. Chiu would like to widen the pier extension from 4-feet to 6-feet and add two floats and 4 pilings. Floats would be bottom anchored as well as tied to piles. Pier will be for private, recreational use only. Floats will be stored in an upland location during the off-season. The applicant would also like to widen the path through the beach grass to 3-feet. Floats and extension will be made from untreated lumber. Brown made a motion to approve the proposal as presented with the above conditions. Carlson seconded the motion. Unanimously approved.

**Ogden** NOI to install funicular, Armstrong Lane. Greg Ehrman and Tony Bene from Hutker were present for the applicant. Mr. Ehrman submitted Mr. Ogden's discharge papers from the Navy as well as a letter from Mr. Ogden to the board testifying to his disability.

Mr. Ehrman said that 'Hill Hiker' is quieter than standard residential heating and cooling equipment: the hiker emits sounds between 47 and 63 decibels at a distance of 2-feet whereas heat pumps emit decibels of 73 measured from 3-feet away. Mr. Ehrman said that the hiker uses a stationary electric motor and, unlike heat pumps, it only runs for a few minutes at a time when in use.

The Commission said that in order to prevent this case from setting a precedent, the order will reflect that permission runs to Mr. Ogden and not to the property. If the property is sold, the new owner must either remove the funicular or return to the Commission for approval. Province made a motion to approve the project with the following additional conditions: machine is to be painted to blend into the landscape as much as possible – shiny surfaces will be dulled down so as not to reflect light. Applicant will provide the Commission with a final landscape plan as well as paint chips. Carlson seconded the motion. Unanimously approved.

**AT&T** The agent gave a brief synopsis of the current plan by AT&T to tear down the larger of the two silos and make the smaller silo 20-feet higher. Questions have arisen as to whether or not the town still needs a cell tower at the farm. Some have suggested that the equipment could be put on the town's water tower.

It was agreed that further study was needed, including the flight path of the nearby Katama Airfield. The FAA needs to be consulted. Brown asked if all the antennas and other equipment will be enclosed and concealed. She also wondered how the coverage from the water tower would compare to that from the silo.

**Martha's Vineyard Museum** Steve Ewing, the Commission's representative to the Land Bank, was present to discuss the possible acquisition of property adjacent to the Museum's Cooke Street House. Ewing said that the Land Bank is sticking to their policy of not purchasing small in-town parks. He said that he feels strongly that the property is worth saving. The museum has funding to save the house, which is the oldest nonrenovated structure in its original location on the island. The museum is raising money to keep the adjacent yard. The existing library, shed, and the 'lighthouse' will be removed from the property. That portion of the property has been sold to a private entity: if the museum is unable to find the money to protect the sideyard, it too will be sold as part of that transaction.

Mr. Ewing said that he felt it was very important to keep some open space in the downtown area, as so many lots are being completely built out. He asked that the Commission consider contributing some money from the Land Acquisition Fund to help preserve this important asset. The assistant agreed to set up a site visit so that the members could see exactly what was to be preserved.

There being no further business, the meeting was adjourned at approximately 6:45 p.m.

Approved: \_\_\_\_\_