

Minutes of a Conservation Commission Meeting – 14 November 2018

Members present: Peter Vincent – Chairman, Lil Province, Christina Brown, Stuart Lollis

Absent: Bob Avakian, Jeffrey Carlson, Geoffrey Kontje

Staff: Lisa Morrison, Jane Varkonda

Public Hearings:

PINNEY - NOI to rebuild a set of beach stairs, 77 North Neck Road. Mike Zadeh representing applicant. Zadeh submitted a photo of the stairs taken in 1967. The applicant would like to rebuild the stairs, but add a small bench at the bottom. They plan to use pressure-treated lumber for the decking, posts, and stringers as well as stainless steel fasteners and helical screw anchors.

Old stairs will be removed by hand and carried off site. Materials will be stored in an upland location. Lumber will be sawed upland and then assembled in the final location materials. No excavation is proposed and no impact on the adjacent vegetation is anticipated. All work will be done by hand, and there will be no heavy equipment in the resource area.

Province made a motion to approve the project with standard conditions. Brown seconded the motion. Unanimously approved. Conditions to include: no solid wood risers, stabilization of any disturbed vegetation, no lights, power, or water.

RYAN - NOI for 245-foot stone revetment, 25 North Neck Road. Chris Alley was present for the applicant, as was landscape contractor Jude Villa. Alley explained that revetments for neighboring property owners Weiss and Fynbo are currently underway. Bonnie Weiss was concerned that erosion on the Ryan property would affect her property.

They would like to extend revetment across Ryan property. Ryan applied for a revetment some time back but was denied as the house was not built prior to 1978 and is more than 100 feet back from the edge of the bank, so it would be hard to justify as threatened.

Alley contacted DEPs Dan Gilmore, who told him to go ahead and make a proposal.

Province made a motion to continue the hearing to the next meeting, 28 November, and schedule a site visit. Brown seconded the motion. Unanimously approved.

It was noted that Champ property to the west has no revetment, and is also eroding. Alley noted that there is a possibility that the Champ property may be donated to Sheriff's Meadow.

Mann - NOI to install pool, construct garage/cabana, and associated site work, 73 North Water Street. Attorney Michelle Casavant and Twanette Tharp, abutter, were also in attendance.

Mann noted that all the work would be more than 100-feet from water. The garage would be one-story and just for a single car. The landscaping would include a new bluestone patio and garden wall. The pool elevation above mean low water varies between 3 and 5 feet.

The pool would have a salt water filtration system. Mann said that he would use a dry well to for pool draw down and allow any chemicals to dissipate for 48 hours.

The pool will be screened by a fence and arborvitae planted along the property lines.

Twanette Tharp, a direct abutter, objected to the garage being built with 100 feet of the flood plain. She noted that she was required to elevate structures above the flood plain and submit a plan stamped by an engineer. She was concerned that the garage/cabana has three French doors and a bathroom. She said that it could easily be considered a guest house.

She noted that Morse Street can be a difficult street to navigate and that the erection of fences and high vegetation would cut down on visibility and create a safety hazard. In addition, they would block historic view easements. Ms. Tharp said that she also speaks for abutter Barbara Jordan, who is also opposed to the

project. She said she thought the proposal was very inappropriate in an Historic District. She noted that all the houses on the other side of Water Street are all large 3-story structures that will be able to look down into the pool.

Tharp noted that Water Street is higher than the Mann property so all the structures will be visible. She also had concerns about the amount of outdoor lighting on the property and the fact that some of the lighting is up-lighting. She said that there is also an illegal patio on the beach that regularly floods.

Mann said that the patio was approved in 1996 and is above mean high water. Mann said that the fence will be 4-feet high and have vegetation behind it. He noted that there are already 6-foot high fences along a portion of Morse Street.

Ms. Casavant request that the application be referred to the Martha's Vineyard Commission as the project would significantly reduce the amount of open space in an historic intersection.

Mann said that the proposal will not reduce the amount of open space by 40%. He said that when he bought the property in 1995 there were 15 feet high privet hedges all along the property: there was no view at all along Morse Street or North Water over his property.

After some further discussion, Province made a motion to continue the hearing to December 12th, after the meeting of the Historic District on the 6th. Lollis seconded the motion. Unanimously approved.

HOLIDAY (aka Athearn Acquisitions) Former AY Allen house on Plantingfield Way. Chris Alley was present for the applicant. The agent noted that not all the lighting is both downlit and shielded and suggested that the Commission do a site visit prior to the next meeting. Province made a motion to continue the discussion to the next meeting, November 28th. Lollis seconded the motion. Unanimously approved.

There being no further business, the meeting was adjourned at 6:30 p.m.

Approved: _____