

## Minutes of a Conservation Commission Meeting – 10 March 2021

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

Staff: Jane Varkonda & Lisa Morrison

**KATAMA FARM** – Approve lease extension for TTOR , review & approve RFPs and leases

Dylan Sanders, attorney for TTOR, Karen Burke from RRK&H, Sam Hart from TTOR, and Lindsay Brown and Lily Robbins from the Farm Institute were also present.

TTOR would like to remain at the farm until the end of the RFP process. Burke noted that the deadline for the RFPs to be submitted is April 15<sup>th</sup>. Brown made a motion to allow TTOR to remain at the farm (under the same conditions as the previous extensions) until April 30<sup>th</sup>. Kontje seconded the motion. Unanimously approved by roll-call vote: Brown, Carlson, Kontje, Province, Vincent.

Lindsay Brown gave a brief update on activities at the farm, noting that students from the Charter School visit weekly.

[\*Bob Avakian joins meeting]

After a brief discussion, Carlson made a motion to approve both the leases and the RFPs [which had been sent to members for individual review]. Avakian seconded the motion, with the understanding that the leases and RFPs are subject to final approval by the Stewardship Committee. Unanimously approved by roll-call vote. Brown thanked all involved for their good work.

### **PUBLIC HEARINGS:**

**BRYAN – 93 POCHA ROAD.** NOI to construct pool, install fencing and related site activities. Doug Hoehn was present as was Pam Bryan, the applicant. Proposed pool would be 20-feet x 60-feet with a maximum depth of 6-feet. Pool equipment will be stored in an adjacent shed, and a dry well has been proposed off to the west. The pool will be above groundwater and will have a salt-based filtration system. The pool is in the buffer zone of the 100-year flood zone as under the application is filed under the local bylaw only. Hoehn noted that a pool had been approved in this location in 2014, but the order has lapsed. Kontje made a motion to approve the pool and related site activities. Province seconded the motion and voted to approve. Unanimously approved by roll-call vote.

**LUNDGREN – 22 LELANDS PATH.** NOI to construct pool, guest house, and related site activities. Doug Hoehn and Sasha Robinson-White were present for the applicant. Former Morash property. A special permit from the planning board is also required for this project as it is in the inland zone of the Coastal District. It is outside of the 200-foot wetland zone, but is within 100-feet of the 100-year flood zone. The pool will be located in the existing lawn, which is defined by a retaining wall. The pool/guest house

will be one-story and approximately 635 s.f. For a number of reasons, the agent suggested that a site visit be scheduled as the property has had multiple violations in the past. She also noted that she would like to touch base with Sheriff's Meadow as they hold covenants on the property. Province made a motion to continue the hearing until the next meeting, 24 March, for a site visit. Brown seconded the motion. Unanimously approved by roll-call vote.

32 OCEAN VIEW AVENUE (SULLVAN). [Province abstaining] NOI to extend pier, relocate spile, and add float. Kara Shemeth from SBH was present for the applicant. The proposal involves extending an existing L southward 21.5 feet, add a 20-foot by 6-foot float on the south side of the pier, and relocate a spile to the end of the new float. Five new spiles will be installed. All proposed construction remains on the landward side of the faired pier line. Proposal has been reviewed and approved by the MAC.

Kontje suggested that the conditions outlined in the DMF letter of 4 March 2021 having to do with float stops and limiting vessel tie-ups on the landward side of the float be incorporated into any order. Shemeth noted that it was very shallow on the landward side of the float and would be difficult to get a vessel of any size in there. Kontje asked about the depth at the end of the pier. Shemeth replied that the water is 11-feet deep at the end of the pier during low tide. It was suggested that Shemeth get more detailed measurements around the float. Kontje made a motion to continue the hearing to the next meeting for additional information, a letter of approval from the MAC, and review by the Shellfish Committee. Unanimously approved by roll-call vote by all members voting: Vincent, Brown, Kontje, Carlson, and Avakian.

LEVIN – 82 TURKEYLAND COVE. NOI to remove existing dwelling and guest house, construct new dwelling, septic, pool, garage, and related site activities. Reid Silva of Vineyard Land Surveying was present for the applicants. The agent recommended that a site visit be scheduled to assess the progress of a previous restoration order. Also needed: a habitat assessment and a rendering of the proposed house from the public vista. Avakian made a motion to continue the hearing until the next meeting 24 March. Province seconded the motion. Unanimously approved by roll-call vote.

ANDERLE – 12 MILIKIN WAY. NOI to remove existing dwelling and guest house, construct new dwelling and guest house, pool, well, septic, and related site activities. Property was formerly owned by Sari Lipkin. Phil Regan of Hutker and Associates, Kris Horiuchi, and George Sourati were all present for the applicant. Proposed house is located right at – and in some places – just over the 100-foot wetlands line. It is out of the shore zone, but almost wholly within 100-foot buffer from the 100-year flood zone. The proposed pool is partially located in the flood zone. Sourati noted that all construction will be within an area previously cleared.

The agent noted that a rendering of the house and guest house from Katama Bay will be needed. Phil Regan commented that they are working on them. Agent also noted that the existing path to the pier is quite wet and the applicants should consider extending the existing boardwalk. Sourati explained that an order of conditions was issued fairly recently to extend the pier. The pier is also permitted. Province made a motion to continue the hearing to March 24<sup>th</sup> and schedule a site visit. Carlson seconded the motion. Unanimously approved by roll-call vote.

GUITTAR – 93 EDGARTOWN BAY ROAD. NOI to construct swimming pool and deck. George Sourati was present for the applicant. Pool is just outside the 100-foot zone, however the lot is cleared almost down to the shoreline. The applicant will need to go about 15 feet into the 100-foot zone to construct the pool. Brown made a motion to continue the hearing to 24 March for a site visit. Province seconded the motion. Unanimously approved by roll-call vote.

HOULAHAN – 14 BAYSIDE SOUTH. NOI to construct 320-foot elevated boardwalk. (Continuation). Doug Hoehn was present for the applicant. As stated at the prior hearing, this will be a shared pier. The DEP suggestion that the pier be constructed at 1.5 times the width of the pier was discussed. It was decided at the site visit that this would mean that the pier would need to be 4.5-feet high, which would be too obtrusive and most likely require the addition of handrails as well. Hoehn pointed out that the proposed design is the same as that on the other Houlahan lots. The applicant would also like to trench in order to supply water and electricity to the pier.

Kontje asked if directional drilling had been proposed to the applicant. Hoehn replied that Steve Ewing felt better about trenching on this particular property. After some further discussion, Province made a motion to approve the project as presented with the standard conditions. Kontje seconded the motion. Unanimously approved by roll-call vote. Applicant to show trenches on the plan.

**OTHER BUSINESS:**

Minutes of 24 February were approved.

Orders of conditions for Reiter and Mason were approved, with the addition of a construction zone.

Meeting adjourned at 5:30 p.m.

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