

Minutes of a Conservation Commission Meeting – 12 May 2021

Members present: Edward Vincent – Chairman, Geoff Kontje, Lil Province, Christina Brown, Jeff Carlson

Absent: Bob Avakian

Staff: Lisa Morrison, Jane Varkonda

PUBLIC HEARINGS:

Corbo – 8 Jane’s Cove Road NOI for the renovation/additions to main house, construct new guest house, pool, barn, terraces, revisions to septic system, and related site activities. Doug Hoehn was present for the applicant. Kontje asked if a basement was proposed. Hoehn said a partial basement was proposed. The flood zone is at elevation 10. Project will also need a special permit from the Planning Board.

Boldwater HOA has signed off on the proposal and a letter will be submitted for the file. Varkonda asked that the applicant also supply a rendering from the pond, a revised plan showing contours, existing view channels, and the path to the pond. Kontje made a motion to continue the meeting to 26 May and schedule a site visit. Province seconded the motion. Unanimously approved by roll-call vote.

Llewellyn Trust – 31 Llewellyn Way. NOI to construct new residence, detached bedroom, pool and pool house, associated landscaping and site work. Ken Abbot of SBH and Ted Rosbeck, applicant, were present. Vincent asked if the adjacent Land Bank property was used for access. Rosbeck replied that they have an easement with the Land Bank.

Rosbeck noted that a good portion of the property is wetland; the house will be located in an already cleared area at the rear of the lot. No view channels are proposed. A previous permit had been issued - but not acted on - for a house closer to the front of the property.

Kontje noted that 50% of the proposed structure will be in the buffer zone. Brown asked for a landscaping plan. Rosbeck replied that it hasn’t been done yet. Province made a motion to continue the hearing to 26 May and schedule a site visit. Brown seconded the motion. Unanimously approved by roll-call vote. Varkonda asked that a cross-section of the pool be submitted along with the depth to groundwater. She said she would also like to know who flagged the wetlands and how recently.

Howell – 86 Turkeyland Cove (former Gore property) NOI to remove invasive vegetation from the bank. Cammie Naylor of Donaroma’s was not present, but the Commissioners had visited the site in connection with the renovation of the main house. House was built in 1988 prior to the establishment of the Ponds District. Agent recommended that lawn be decreased by 5-feet and the buffer by the bank be increased by 5-feet. Applicant will also need to file for the existing view channels, which – in the agent’s opinion - have been cut too low. Agent said she had no problem with the proposal to remove the invasive vegetation along the bank. Carlson made a motion to approve the project. Brown seconded the motion and included the condition that all work on the bank be done by hand. Unanimously approved by roll-call vote.

Sheriff’s Meadow Foundation – 23 North Neck Road (former Champ property) NOI to create trail loop,

construct a viewing platform, remove invasive vegetation, and restore former house site. Kristen Geagan and Peter Rodegast were present for SMF. Kontje asked if putting a trail on the property was wise considering the large number of Lone Star ticks in the area. Kristen replied that SMF is committed to providing public access. They are considering wider trails and warning signs. SMF is proposing to remove the topsoil on the trails and put down hardener. They are also proposing the removal of invasive species such as, bittersweet, Japanese black pine, and autumn olive. No work is proposed on the coastal bank. Some of the vegetation will be removed by mechanical means and some by hand, depending on the sensitivity of the location. Rodeo will be used as a stump treatment on the autumn olive; agent to be present when herbicides are used. Carlson asked that the Commission be kept informed annually of the efficacy of any tick remediation methods that are tried on the property. Province made a motion to approve the project as presented and with the above conditions. Brown seconded the motion. Unanimously approved by roll-call vote.

CONTINUATIONS:

Howell – 86 Turkeyland Cove. NOI to renovate and add to existing residence and garage, upgrade septic, and related site improvements. George Sourati, Chuck Sullivan, and M/M Howell were present for the meeting. There is an existing residence, pool, and guest house on the property. Pool is outside the 200-foot zone. A new leaching field will be installed adjacent to the existing trenches, which will be abandoned. Applicant is proposing a new bedroom addition on the main house, which will be located away from the pond. There is one step of the front porch that encroaches into the 100-foot zone, but an existing porch in the 100-foot zone will be removed.

Sourati said that the foundation is in good shape. They are proposing to unbolt the house from the foundation and raise the foundation two feet. They will then regrade around the house. The house will look pretty much the same, but be a few feet higher.

Carlson gave a report of the recent site visit. He said that the proposal to grade out from the house in a gentle slope made sense on site. He said he did not think that the proposal would have a negative effect on the wetlands.

Varkonda pointed out that there is no record of any approval for the swimming pool. She said that even though the pool is outside of the 200-foot buffer, it is in the ponds district and should have a permit. Varkonda noted that the Howells will need to file a complete landscape plan that includes the view channels and paths to the pond, and the pool.

Kontje made a motion to approve the project as presented. Carlson seconded the motion. Conditions to include: preconstruction meeting, a narrative describing how the project will be staged, 20-foot construction zone. Unanimously approved by roll-call vote.

St. John – 26 Crackatuxet Cove RD for new residence and garage, and associated landscaping. Reid Silva from Vineyard Landscaping was present for the applicant. A report of the site visit was given. The entire project is within the buffer and flood zones. The off-island architect and landscape architect were looking for some initial feedback from the Commission and said they found the site visit very

informative. The current proposal involves raising the first floor and grading in order to create a gradual slope down to the natural grade. The grading would be a more natural alternative to installing a stone retaining wall. Applicants will be filing a full notice of intent in the near future.

OTHER BUSINESS:

Steve Ewing and Katie Donahue from Sandpiper Realty were present to discuss the upcoming sale of the Jackson property, adjacent to the town landing. The town own currently has a 35' by 285' easement that provides four or five parking spaces. Steve Ewing contacted the prospective purchaser, Jake Erhard, who agreed to make a gift to the town of a 50-foot by 309-foot strip adjacent to the landing. Ewing suggested that the town form a committee to manage the property. Varkonda said that she has a lot of contact with people who use the landing and interested neighbors who would be valuable committee members.

The closing is scheduled for the end of May, and the gift would need to be approved at town meeting, probably in the fall. The land is registered so the paperwork would need to go through Land Court. Erhard is asking that any expenses be covered by the town. The Commissioners all agreed that this would be an appropriate expense for the Land Acquisition Fund. It was suggested that the Commission draft a letter of thanks.

☼ In an aside, Ewing suggested that SMF look in to using guinea hens on the Champ property to control ticks.

☼ Orders of conditions for Moffett, O'Keefe, Leland's Path, Friedman, and 79 Turkeyland Cove were approved.

☼ Executive session minutes of 7/22, 7/27, 8/5 & 8/13 were approved [Brown abstaining].

☼ Minutes of 28 April were unanimously approved.

[Peter Vincent abstained from the Engelhorn discussion and left the meeting.]

Engelhorn – 99 Chappaquiddick Road Landscaping plan. Caleb Nicholson and Alexandra Dmitri of Van Valkenburgh Associates were present for the applicant. House is currently under construction. The agent objects to the proposed landscaping in the dune/beach area. After some further discussion and revisions Carlson made a motion to approve the landscape plan. Province seconded the motion. Unanimously approved by all members voting. Conditions to include: Grey birch and honey locust will be substituted for elms and aspens, no in-ground or permanent irrigation, no sod - only seeded grasses, no blue curls or yucca.

There being no further business, the meeting adjourned at 5:45 p.m.

Approved: _____