

Minutes of a Conservation Commission Meeting – 14 July 2021

Members present: Peter Vincent - Chairman, Geoff Kontje, Jeff Carlson, Lil Province, Christina Brown, Max Gibbs*

Absent: Bob Avakian

Public Hearings:

OLD FAITHFUL LLC – 34 COW BAY: NOI to construct spa, deck, pool fence & landscape. Doug Hoehn and landscape architect Heather Sullivan were present for the applicant. Former Cerullo property. Hoehn commented that this application is just under the bylaw. The 100-foot from the 100-year flood zone just clips the edge of the pool and a small corner of the patio is just within the 200-foot zone. It is not in the coastal district. Pool already exists.

Brown asked about the type of plantings. Sullivan responded that they are still working on the plant list and will submit it for review once it is finalized.

Kontje asked about the extent of the lawn. Varkonda responded that the lawn is up tight to the house and Cerullo did a good job of maintaining the meadow in a natural state. All of the proposed structures will be located in the existing lawn.

Vincent commented that it did not appear that there will be any significant impact on resources protected by the bylaw as a result of this proposal.

Province agreed and made a motion to approve the project as presented with standard conditions. Brown seconded the motion and also voted to approve the project with standard conditions. Unanimously approved by roll-call vote.

NEUBERT-MONTEITH –6 PLOVER CIRCLE: NOI to construct a replacement dwelling and garage. Chris Alley was present for the applicant. Alley explained that the level of the first floor needs to be above the 100-year-flood and will need a special permit from the Planning Board for height relief in the coastal district. Varkonda commented that she will need a septic plan as well as a cross-section of the pool.

The pool will have a salt water filtration system. The bottom of the pool will be 3-feet above groundwater. Vincent noted that the location of the dry well needs to be added to the plan.

Alley noted that it will not be necessary to go into groundwater for construction of the house, which will have a 4-foot crawl space foundation.

Carlson asked if any fill will be brought to the site. Alley said that the septic system will be slightly mounded and Goodale's will be bringing sand to the site to provide adequate separation between the septic system and groundwater. Chuck Sullivan, architect, said that there would probably be enough excavated materials on site to use for grading.

Vincent asked about the possibility of run-off onto the neighbors' property. Sullivan said he wasn't sure how much run off would be expected as the soils are quite porous.

After some further discussion Brown made a motion to continue the hearing until the next meeting, July 28th. Kontje seconded the motion. Unanimously approved by roll-call vote. Agent requested a copy of the septic plan, a grading plan, and a cross-section of the pool. Vincent said he would also like some assurance that run-off from this property will not affect the neighbors' property. Brown suggested some kind of report or mitigation plan be submitted at the next meeting.

TTOR - NORTON POINT – NOI for coastal resiliency improvements and relocation of the OSV trail gate house. Tara Marden of the Woods Hole Group was present for the applicants. Application is a joint project between the county and the Trustees, who manage the property.

Recent erosion has affected the trail to gate house from Katama Drive. The intent of the project is to move both the trail and the gate house away from the eroded area and replant the eroded area with native vegetation. The aim is also to get the OSV trail away from bird habitat. The replanting would also improve the overall resiliency of the area, especially as the pond has been completely overwashed by sand. The town has applied for a CZM grant to fund these projects and is working with Natural Heritage.

Russell Hopping from Natural Heritage also present on the Zoom call. Marden said she thought the town's chances of getting the grant were very good.

Vincent asked how long before the beach overwashes Herring Creek. Marden says she doesn't really know. Vincent said he thought the beach usually eroded between 7- and 11-feet a year. Marden commented that if the dunes are washed out, it could be much more.

Kontje made a motion to approve the project and include in the order the conditions specified in the letter from Natural Heritage. Province seconded the motion. Unanimously approved by roll-call vote.

EDGARTOWN PARKS DEPARTMENT – NOI to relocate main bathhouse and restore dunes. Tara Marden of the Woods Hole Group made the presentation. Again, this project will likely be funded by CZM. Approximately 2000 yards of sand will be brought in to aid in the restoration and replanting of the area. This project will be coordinated with the adjacent Norton Point plan. Mobile mats will be utilized in moving the bathhouse and the vegetation and replanting protocol will be done in accordance with recommendations from Natural Heritage.

Kontje made a motion to approve the project as presented. Province seconded the motion. Unanimously approved by roll-call vote.

Continuations:

CLEMMY (BOCH) – NOI to rebuild pier and raise pier decking to match boathouse deck. Reid Silva was present for the applicant. Silva said that the kayak rack has been moved from the beach to a less intrusive grassy area. Details have been added to the revised plan, including the fact that white caps are

not permitted on spiles and that all pier lights must be fully shielded to shine downwards only. A cross-section of the boathouse elevations relative to the pier decking have been added to the plan.

Silva said that the greenheart lumber that is proposed for the pilings, which is sourced from John Packer, is stamped sustainable but there are no certificates on the company's website. Kontje thanked Silva for his efforts.

Silva noted that a granite spa and a built-in grill are proposed for the boathouse deck, and have been added to the plan.

Brown had some questions about the fire pit proposed on the adjacent lawn, which is in the flood zone. Brown was concerned about historic views and vistas and thought that substituting wooden benches for the 3-foot stone sitting wall would be more appropriate.

Kontje commented that it appeared that the existing decking has either been painted or treated with some kind of brown coating. Silva said that the new decking will be untreated mahogany left to weather.

Varkonda asked if the kayak rack and kayaks would be visible from the water. Silva said he thought they would be. Varkonda suggested that they keep the rack low and plant some switch grass to camouflage the rack. Silva said he would adjust the plan and add some switchgrass plantings to the waterside.

Kontje made a motion to approve the proposal with conditions. Carlson seconded the motion. Unanimously approved by roll-call vote.

Other Business:

Varkonda noted that she, Peter Vincent, Ken Michel, Ed Handy, Tony Miganelli, Steve Ewing, the harbormaster and the shellfish constable have all been drafted to serve on the Fisherman's Landing Stewardship Committee. Varkonda said that they are also looking for a commercial fisherman to serve on the committee. Max Gibbs nominated Noah Scheffer. Brown made a motion to endorse these appointments and to thank those involved for volunteering. Kontje seconded the motion. Unanimously approved by roll-call vote.

Varkonda noted that the meeting with AT&T to discuss the silo project was moved from the July 28th meeting to the August 11th meeting.

The order of conditions for Felix Neck was approved.

Morrison gave an update on the recent meeting with the Finance Committee: \$7653.99 was transferred into the Commission's expense account to cover rent and taxes on the Mini-Park. Morrison noted that there were some unusual expenses incurred this year including approximate \$2500 for advertising relating to the Katama Farm RFP, a \$8265 bill from DECA for maintaining Aero Avenue. The rent and taxes on the Mini-Park were \$36,149, which eats up nearly all of the Commission's \$37,000 expense budget. Morrison noted that this has been true for some time, and is essentially unworkable. After a

brief discussion, Kontje made a motion to make the Mini-Park rent a warrant article to be voted on at the Annual 2022 Town Meeting. Carlson seconded the motion. Unanimously approved by roll-call vote.

There being no further business, the meeting adjourned at 5:30 p.m.

Approved: _____

*Mr. Gibbs was appointed to the Commission by the Selectmen on 12 July, but has not yet been sworn in as a voting member.