

Minutes of a Conservation Commission Meeting – 12 February 2020

Members present: Peter Vincent – Chairman, Geoff Kontje, Bob Avakian, Lil Province, Stuart Lollis, and Jeff Carlson

[Absent for discussion with Trustees: Christina Brown]

TTOR/The Farm Institute Sam Hart – Island Director, Kevin Channell – Director of Agricultural Operations, Lindsay Brown – Director of Programs.

Channell reported that Heritage has confirmed that there are no use restrictions on the fields. Rebekah Zimmerer apologized for any confusion resulting from her colleague's letter of 26 September 2019. The agent confirmed that she had had a similar conversation with Zimmerer and the town's consultant, Tory Fletcher, a senior regulatory specialist at Milone & MacBroom.

Channell said that they intend to go forward with the goals outlined in the 2016 Use Plan. He said that the only hurdle is yardage management and infrastructure improvements.

Vincent said he would like to know how the trustees plan to raise the field fertility.

Channell said that the herd will return in April, they were taken off-island for AI (artificial insemination). He said that they don't have the facilities for AI on the island.

Carlson asked Channell to explain how things went so far with Natural Heritage without consulting with the town. Channell replied that he is not sure; he has just been on the job three months.

Carlson said that it is hard for the Commission to have a good trusting relationship with the Trustees when something as important as taking 60 acres out of production is not shared with the town. He said it feels like the Trustees were attempting to manipulate the Commission.

Kontje said he would like specific herd numbers included in the Use Plan. He asked if cattle would be sent off every winter. Channell replied that the cattle would not be going off once adequate facilities are in place.

Agent Varkonda spoke about the unnecessary time and energy that was spent getting this situation straightened out, when the town was right all along. She said that she found it frustrating that the Trustee's ecological staff was not better informed.

The assistant noted that the rent for the farm was due January 1st.

Avakian asked for further clarification as to why the cows needed to be taken off this winter. Channell said that there were a number of aging steers in the herd that needed to be culled. Avakian also asked for a written explanation of what new infrastructure is needed on the farm in order to keep the herd on-island.

Varkonda asked about staffing on the farm and noted that without a full-time farmer, the Trustees are in violation of the lease. Channell said that they do not babysit their animals.

Lollis asked about additional animals. Channell said that the lambs were not bred this year. Currently there are six sheep on the farm. He said that the numbers of sheep and goats are currently under consideration.

Kontje asked about staffing. He reiterated that as long as there are animals on the property, there need to be a full-time farmer on the property. Channell noted that because there are currently no living quarters on the farm, no one is there 24/7. He said that the Trustees do not babysit their animals. He said that someone is always on call.

Hart said that a draft Use Plan will be submitted for the February 19th meeting.

[Christian Brown joins meeting.]

PUBLIC HEARINGS

Aldeborgh – 22 Crackatuxet Cove. NOI to construct new dwelling, install septic system, and related site improvements. Reid Silva for the applicant. Currently

the 3-acre property is a vacant lot. Property is in the flood zone and the coastal district. House will need to be elevated to meet flood zone restrictions.

The applicants are proposing to build a 4-bedroom house. There is a 26-foot height limit in the coastal district. The proposed house will be 25'9". After some further discussion the Commission voted unanimously to continue the hearing to the next meeting, 4 March, and conduct a site visit. Silva was asked to provide a wildlife survey of the property in time for the next meeting.

Sargent – 44 Green Hollow. NOI to demolish existing dwelling and guest house and construct a new main house and guest house. George Sourati & Patrick Ahearn were present for the applicant. Sourati noted that no work is proposed in the resource area. The existing structures have been around for about 80 years. The existing structure nearest the harbor is currently 74-feet; the nearest point of the proposed structure will be 139 feet. The new dwelling will be built more or less on the old foundation. The new guest house will be outside the Commission's jurisdiction.

The current main house has five bedrooms as will the new main house. The sixth bedroom will be above the 3-car garage. The footprint of the proposed dwelling will be 2405 sq. ft., which Ahearn said was consistent with the footprint of the existing main house. The bulk of the main house will be significantly further away from the bank and the narrow side will face the water. Much of the house will be screened by the existing landscaping, which will remain in place. No pool is currently proposed.

The applicant's representatives said they were aware of the highly sensitive nature of the property and have been in contact with the tribe to ensure that any artifacts are safeguarded.

The Commission voted unanimously to continue the hearing until the next meeting and schedule a site visit.

79 Turkeyland Cove – NOI to add ½ bath to existing gym/boathouse and expand patios and add fire pit. Doug Hoehn, Caleb Nicholson, and Chuck Sullivan were present for the applicant. Hoehn said the proposal is minor: the applicants are converting the existing boat shed to a gym and would like to add a bath a 6 by 15 half-bath, which has received board of health approval and an okay from the former building inspector. A deed restriction prevents the gym from being used as a bedroom. The patio work consists of minor expansion of the existing dry laid blue stone patios and adding a fire pit. It is outside the 100-foot zone but within 100-feet of the flood zone.

Hoehn said that as per an earlier agreement, the imported sand will be removed from the beach area and the kayak rack will be relocated so that it is not visible from the pond. A revised plan will be submitted reflecting these changes. The commission voted unanimously to issue an order of conditions.

Alexander – Planting Field Way. Dredging of Eel Pond inlet and beach nourishment. Carlos Pena of Foth Engineering was present for the applicant. NOI is a follow up to an emergency certificate issued in November. Similar work was done annually by Arthur Yorke Allen, the former property owner. Prior to the sale of the property, certificates of compliance were issued so the work cannot continue under the old order. Commission voted unanimously to issue an order of conditions for the property with standard conditions. Permit will be considered a maintenance permit and will be good for five years.

Oyster-Watcha Trust – Renovations, swimming pool, reconfiguration of parking area and walkways. Doug Hoehn and Caleb Nicholson were present for the applicant. [Carlson recused himself from voting, but remains present as an abutter and member of the Oyster-Watcha Association.]

A report of the site visit was given. Pool needs to be relocated so that it meets the 100-foot setback required by the Oyster-Watcha association. The pool equipment will be in a sound-proofed structure near house. A dry well will be installed adjacent to the pool to deal with any pool drainage. Province made a motion to approve the project as presented with the condition that a landscape

and lighting plan be submitted for approval. Avakian seconded the motion. Unanimously approved by all those voting.

KJC Realty Trust (Abbrecht) - Golf Club Road. NOI to replace an existing wood bulkhead with stone wall. Doug Hoehn and James Glavin were present for the applicant. As per discussion at the previous meeting, Glavin revised the plans and lowered the revetment three to four feet.

[Province leaves the meeting]

Kontje said that he thinks that is an improvement but wasn't sure about continuing the wall across the entire property. Glavin agreed to submit a revised plan that removes the third section of wall. Brown made a motion to approve the project with standard conditions. Kontje seconded the motion. Unanimously approved by all those voting.

Major's Cove - After visiting the site, the Commissioners voted unanimously to reject a proposal that would permit the cutting of brush currently 4-feet and 6-feet to 3-feet was unanimously denied.

Katama 2 Nominee Trust (Meeks) After a recommendation from the agent, Brown made a motion to approve minor changes to the footprint and some additional landscaping. Carlson seconded the motion. Unanimously approved.

At 6:15 p.m. the board voted unanimously by roll call vote to convene in executive session for the purpose of discussing pending real estate matters. They also voted unanimously not to return to regular session.

The regular meeting was then adjourned.

Approved: _____