

Minutes of a Conservation Commission Meeting – 9 March 2016

Members present: Peter Vincent – Chairman, Jeffrey Carlson, Stuart Lollis, Lil Province, Geoffrey Kontje

Absent: Bob Avakian, Christina Brown

Staff: Jane Varkonda, Lisa Morrison

Monahan - Haystack Lane off the Boulevard. Richard Barbini, Kevin Cusack - builder, and Doug Cooper, who did wetlands delineation, were present for the applicant. The project involves the construction of a new single-family dwelling and related site activities. The property consists of five vacant lots. There is a septic system on the property but it serves the house across the street, also owned by the Monahans. The lot also contains an additional septic system serving an adjacent property, which was put on this lot by mistake. This system will be moved. The applicants would like to build a main house on this property, tie into the existing septic, and abandon the house across the street. The proposal is currently in front of Board of Health. Proposed house will be approximately 30'x 50' (1500 s.f.) and will be out of the state buffer zone for state; the one-car garage will be in the in state buffer zone.

Cooper flagged wetlands in '98 and returned to reflag. He said that the flagging was complicated by the fact that fill had been imported and placed over wetlands, and phragmites had invaded areas that he would not have considered wetlands. Flags were located using hydric soils, hydrology, and vegetation to determine the wetlands. After some further discussion the board voted to continue the hearing to the next meeting, March 23rd, and schedule a site visit.

Bonanno – Edgartown Bay Road. Request for a determination of applicability to construct a second floor addition over living space. Kevin Cusack, builder, was present for the applicant. The addition is on the rear of the house, away from the water. Province made a motion to issue a negative determination of applicability. Carlson seconded the motion. Unanimously approved.

Grenert – King's Point Way – Northwest side of Slough Cove. Creation of two 15-degree view channels and walking path through wetlands. Reid Silva of VLS was present for the applicant. After a brief discussion, the board voted unanimously to continue the hearing to 23 March for a site visit. Silva will stake the channels and the path.

Butcher/Thoma - No representative. Continued to 23 March.

Williams - No representative. Continued to 23 March.

Rubin – Boldwater. Bill Rossi of Wallace & Co was present to discuss the selective cutting along the perimeter of the property as well as clearing for a preliminary building site. Mr. Rossi explained that the property is on the market and the existing path has grown over. He would like to cut a path and possible building site in order to market the property and show that there is a water view. After some further discussion, the board voted unanimously to issue a negative determination of applicability with the condition that the agent review any cutting on site.

Chappy Beach Club. Lollis made it known that he is a member of the club, but has no financial interest in this project. There were no objections to his sitting. Sidney Mullen was present for the club. The project involves the replacement of existing concrete walkways, which are in bad repair. Ms. Mullen said it was a safety issue. Eddie Smith will do the work with a mini-excavator and a mini-bobcat, both with have rubber tires. No expansion is proposed. The concrete truck will remain on the roadway. There will be no impact on the beach grass or other vegetation. Kontje made a motion to issue a negative determination of applicability. Lollis seconded the motion. Unanimously approved. Ms. Mullen will supply a plan to scale, at the agent's request.

CONTINUATIONS:

Slough Farm LLC., 60 Slough LLC., Dream Enterprises LLC. Renovate existing dwellings, construct garage, pool, boatshed, install boat launch, and rehabilitate meadow. [The proposal to use town land for access to Slough Cove was removed from the application.]

Landscape Architect John Grove from Reed Hildebrand made the presentation. Maryann Thompson, architect, and Tom Tate, general contractor were also present, as was the applicant Terry Kassel. Mr. Grove went through the plan set dated 16 February 2016.

COVE HOUSE (Dream Enterprises) Access to the pond was discussed. The applicant is proposing to install a ramp with steps adjacent to a set of cedar logs at grade that will serve as a boat slide. The lumber will be untreated. Grading will be kept to a minimum. [The previous order of conditions for Hughes permitted the boat launch at a slope of 4:1, the current proposal would keep the slope as close to 3:1 as possible.]

Vincent was concerned about the visual impact of the kayak rack. He noted that the Commission does not usually allow kayak racks on the beach.

Martha Cohan, a neighbor, also had questions about the location of the kayak rack.

The applicant would like to continue to remove invasive vegetation, such as bittersweet, chokecherry, and cat briar from the property and plant native vegetation. The proposal also calls for the creation of a small orchard and the relocation of some cedars.

Also proposed is additional excavation in order to create basement access to the main house and the installation of a new pool adjacent to the boathouse.

A dry well will be installed in the vicinity of the pool to handle any drainage. Pool is proposed at 6.5 foot deep – out of the groundwater. The applicant would prefer the depth of the pool to be 7 or 7.5 feet. Groundwater was measured at high pond level.

FARN LOT (23 Butler's Cove) [All work outside of state and local buffer zone – Pond District only] Reconstruct farm buildings and structures, predominantly on existing footprints. Also proposed is the creation of a pond to collect storm water and roof runoff that will then be used for irrigation. The

hydrology of the area is still being studied and the pond is yet to be designed. Applicant may return once the plans are complete to amend the order to include the pond.

60 SLOUGH COVE.

Abutters Bruce & Myrna Cummings were present. They were concerned about their privacy, but after reviewing the plans and speaking with Ms. Kassel they have no issues.

There was additional discussion regarding the kayak rack. Ms. Kassel maintained that kayaks are on the shoreline all around the pond. The board was not in favor of a kayak rack to be located on the beach. Kontje was concerned about a kayak rack right at the top of the bank. Applicant is to return with a new location for the rack, back from the top of the bank – where it will not be visible.

Province made a motion to approve the project as presented, with the above condition. Carlson seconded the motion. Unanimously approved.

Reagan – The Boulevard. Sean Murphy was present to discuss the restoration order. The Reagans were concerned about the expense of monitoring reports. The agent said that it should not be up to her to figure out the state of the replanted bushes. She would like a third party to make those determinations; she does not want to make those determinations to the Reagans. The cost of the restoration is estimated at \$2430. Varkonda explained that the cost of inspections would not be prohibitive: basically a landscape professional would inspect in the fall of two growing seasons. The Reagans will get their money returned if the bushes have survived two growing seasons. The agent and Mr. Murphy will fine tune the restoration order.

Land Bank – Cove Meadow [Vincent abstaining] Removal of several oaks and create trail link to SMF 's Self property. Additional plans were submitted. Kontje had some concerns about removing the oaks. After some further discussion, the Commission voted 3 to 1 to issue a negative determination of applicability.

Farm Institute & TTOR An estoppel certificate from town counsel was signed and the Commission voted to accept and sign the lease assignment to TTOR and forward it on to the Selectmen for their approval.

There being no further business, the meeting was adjourned at 6:40 p.m.

Approved: _____