

## Minutes of a Conservation Commission Meeting – 23 March 2016

Members present: Peter Vincent - Chairman, Brown, Kontje, Lollis, Province, Carlson, and Avakian

Staff: Varkonda, Morrison

HOMLISH Amendment to create view channel and path, Boldwater. [Former Cherchio property]. Reid Silva representing applicant. A report of the site visit indicated that the illegal path has been successfully restored. The applicant would like to widen the existing view channel to 15.8 degrees, rather than apply for a second view channel. A revised plan dated 27 January 2016 was submitted.

Also proposed is the relocated 3-foot wide path, which is now located wholly on the Homlish property. There were no objections from anyone in the audience. Avakian made a motion to issue the amendment. Carlson seconded the motion. Unanimously approved. Brown wanted to make sure that the amendment referenced the restoration order and that the trees continue to be maintained.

MALM Extensive unauthorized cutting of vegetation, Forever Wild Way. Peggy Schwier, gardener, and Carlos Teles, landscape contractor, were present for the applicant. More unauthorized cutting was done on this property. This will be the third restoration order issued. The first was to Cimino, and the subsequent two involved Mr. Malm. The hearing was continued to the next meeting, April 13<sup>th</sup> in order for the board to schedule a site visit.

FLYING O Request for a determination of applicability to remove some dead trees and replant, Boldwater. [Former Fleming property]. Kristen Reimann was present for the applicant. Moth and caterpillar damage have killed quite a few trees on the property. The proposal is to plant two trees for each dead tree removed from the site. The trees planted would be white oak, red maple, and/or tupelo. After some further discussion the hearing was continued to April 13<sup>th</sup> in order for the board to schedule a site visit.

MONAHAN New single-family residence and related, Haystack Lane off the Boulevard. Richard Barbini representing applicant. Vincent and Varkonda made a visit to the site last week. The property consists of 5 lots that have merged. There are no structures on the lots.

Proposed house will be 30-feet by 50-feet and within the maximum allowable height of 26-feet. Kevin Cusack will be the builder. There was concern that the entire house will be very visible from the water. The agent suggested that a photo-montage of what the house will look like from the water be submitted. Mr. Barbini said that the house will look like the elevations already presented.

Mr. Barbini said that many houses in the area stand out because of their white trim. He said that this house will have cedar shingles left to weather, natural or dark-colored trim, and a neutral-colored roof. Lollis noted that the footprint, at 1500 s.f., was not excessive.

The agent commented that some cutting of wetlands vegetation between the open field and the water had been done. After some further discussion, Avakian made a motion to approve the project with the following conditions: Landscape plan to be submitted that includes management of phragmites and the

meadow. A management plan for the adjacent lot 12A-39 must be filed as well. Roofing materials shall be natural shingles or asphalt in a color preapproved by the Commission. Lollis seconded the motion and voted to approve the project. Vincent, Kontje, Province, and Carlson also voted to approve. Brown abstained.

GRENER View channels and walking path, King's Point. Reid Silva representing applicant. Mr. Silva commented that the existing house is a modest, classic cape. The applicant is asking for two 15-degree view channels and a walking path in the wetlands. Beetlebung Tree is the landscape contractor.

The agent pointed out that there is just a small amount of shoreline on this lot – approximately 330 feet. Two 15 degree view channels would impact almost half the shoreline. The agent suggested that the applicant speak to their neighbors to see if they can work out a view easement, as most of the view would be across the neighbors' property.

The agent pointed out that the proposed path would likely be underwater when the pond is high, so they would need to put in a boardwalk. Mr. Silva said that the applicants probably didn't realize that the level of the pond fluctuates. He said that most likely the applicants will abandon the idea of a path through the wetlands. Continued to next meeting, April 13<sup>th</sup> for consultation.

BUTCHER/THOMA Demolish existing house, rebuild – Edgartown Bay Road. George Sourati representing applicant. Existing 3 bedroom house located quite a distance from the public vista. A report of the site visit was given. Mr. Sourati explained that the house will be on town water. The new house will be moved back an additional 7-feet from the wetlands. The existing cesspool will be abandoned and a new title V system installed. The project also needs Planning Board approval as it is in the Coastal District. Kontje made a motion to approve the project as presented. Avakian seconded the motion. Unanimously approved. A landscape and lighting plan will be submitted prior to completion of the construction.

WILLIAMS Septic upgrade, the Boulevard. Request for a determination of applicability. George Sourati representing applicant. Board of Health has already signed off on the project. This property will also be connected to town water and the existing cesspool will be abandoned. Province made a motion to issue a negative determination. Brown seconded the motion. Unanimously approved.

SCHWARTZ Landscape plan, Forever Wild Way. Kristen Reimann representing applicant. Order of conditions states that "a goal of the landscape plan is to break-up the linear expanse of the front of the house facing the Great Pond, and mitigate the reflection of light from the glass during the day and the emanation of light at night." Reimann said that her clients would like to add two honey locusts as shown on the plan. Reimann estimates that they will top out at between 25 and 30 feet. She said that she has not had luck transplanting large oaks and the clients do not want to plant evergreens, which would block the view entirely. Carlson suggested spacing the trees out some to block more of the glass wall. Lollis said that he would like to see something that breaks up the middle section, especially at night. Continued to the next meeting, April 13<sup>th</sup>.

REAGAN Sean Murphy and John Reagan were present to discuss the possibility of moving forward with the landscaping on the property. Murphy said that the restoration order plantings are in place waiting for the approval of the agent.

The Reagans would like to seed the lawn in front of the house and within the walled-in area, add the bluestone pavers, and generally finish landscaping around the house.

The bulk of the discussion centered on the wall and, consequently the definition of the development envelope. Kontje noted that the Reagans have consistently asked that the development area be expanded. The wall currently ends just off the porch. The Reagans would like the wall to include the proposed garage, as shown on the plan. The Commission said they would like the wall to extend down the side of the house, across the proposed driveway, and then along the side of the driveway to the Boulevard, excluding the proposed – an unpermitted – garage completely.

Murphy then addressed the view channels. It was agreed that any cutting of trees would be done under the supervision of the agent. No more than 20% of the trees will be cut. Sourati is to plot the remaining trees, after the initial cutting, on the plan. Brown made a motion to approve the amendment as presented. Kontje seconded the motion. Unanimously approved with the above conditions.

MINI PARK Julia Celeste of Rosewater was present to ask to use the Mini Park during the October Food Festival. Ms. Celeste said that there would be approximately 10 tables erected under a tent, highlighting local products. The entire event will be nonprofit, raising money for Island Grown Schools and the Young Farmers Program. Province made a motion to approve the request. Unanimously granted.

There being no further business, the meeting adjourned at 7:00 p.m.

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