

Minutes of a Conservation Commission Meeting - 4 February 2015

Members present: Peter Vincent - Chairman, Stuart Lollis, Jeff Carlson, Geoff Kontje

Absent: Christina Brown, Lil Province, Bob Avakian

Staff: Jane Varkonda, Lisa Morrison

Public Hearings:

FERRINI New dwelling and attached garage, Planting Field Circle. Mr. Ferrini made the presentation. A report of the site visit was also given. This is the former Lenssen property. An order of conditions was issued for a house, garage, and stone retaining wall in 2007. The order has been renewed, but because the owner and the project have changed, the Commission asked for a new filing. The plans are similar, although the dimensions of the proposed structure have changed some and the stone retaining wall has been replaced with a proposed timber retaining wall. Mr. Ferrini noted that the mean grade on the property is 6.75. The top of the foundation is at 8, and the top of the retaining wall will be at 7. The House site is basically in a depression. The plan is to raise the grade at the house site up to the road elevation at 8 and then slope it down to the retaining wall. No basement is planned, just a 4-foot crawl space. Groundwater is at 36 to 40 inches. The intent is to raise the grade just enough to allow for a 4-foot crawl space, so that the footings won't be in groundwater. Foundations for both the garage and the house will be poured concrete.

Mr. Ferrini said he did not think much fill would be required; he thought enough could be obtained from excavating for the crawl space. Roof run-off will be directed into a drywell.

Kontje asked if any dewatering would be necessary. Mr. Ferrini says he hopes no dewatering will be required, but he will return to the Commission if it becomes evident that dewatering will be necessary. Mr. Ferrini will also calculation on how much material will be necessary for the grading, and if imported material is necessary, he will inform the conservation agent, who may require a grain-size analysis. During construction a siltation barrier will be installed and will remain in place until the project is completed.

Mr. Ferrini will contact the agent to determine whether or not several large dead trees may be removed. Lollis made a motion to approve the project as presented. Carlson seconded the motion. Unanimously approved with additional carried-over conditions.

SHERIFF'S MEADOW FOUNDATION

Kristen Fauteux and Adam Moore were present to request an amendment to an order of conditions issued for Little Beach. At a neighbor's request (Melone), the foundation would like to extend by 200-feet and relocate a boardwalk. They would also like to use a material called 'Thruflow' instead of 'Ecogrid.'

Michelle Casavant, attorney, and Bernard Chiu were also present. Mr. Chiu was concerned that with the revised location more of the public will be using his driveway to turn around on Orr Lane. He said that this is already a big problem and that relocating the boardwalk will make it worse. Ms. Casavant asked that this hearing be continued until she and her client can attend the Sheriff's Meadow Management meeting. Mr. Moore said that he and his staff are happy to work with Mr. Chiu and Ms. Casvant anytime. He said the management meetings are not open to the public.

Mr. Moore explained that the historic trail used to access Little Beach is rapidly eroding and they need to be sure they can access their property without trespassing across Melone's property. Little Beach no longer connects with Fuller Street Beach.

Lollis asked if any parking was planned. Mr. Moore said no parking was planned, that parking is available at the Sanctuary. Mr. Moore said that they have already signed a management agreement with Mr. Chiu and that they will continue to work with him. There is no handicapped access to this property.

After some further discussion, the Commission voted unanimously to continue the hearing to 11 February to give Mr. Chiu and his attorney time to work out an agreement with Sheriff's Meadow.

BRUSH Addition of tie-spiles, float, and minor dredging. Nelson Smith of VLS was present for the applicant. This is the former Cronkite property. The dredging will involve approximately 100 cubic yards – or five truckloads. The dredged materials will be disposed of on the property above mean high water and will be approximately 1-foot deep. The dredging will be done mechanically. John Packer will be doing the dredging, Steve Ewing will be doing the dock work.

The float will be removed seasonally and will not extend beyond the faired-pier line. A special permit from the planning board is also required. The applicant is asking for a maintenance permit for 5 years.

Carlson said that he would like a site visit to see the area where the dredge spoils will be deposited. The Commission asked for additional details on how the dredge spoils will be delivered to the site and a planting plan. Continued to the next meeting, 11 February for a site visit.

GOODMAN Goose-deterrent fencing on bluff, Garden Cove. Cammie Naylor of Donaroma's present for the applicant. A report of the site visit was given. Ms. Naylor submitted an amended plan showing a 6-foot wide planting area with fencing in the middle. Gate Meadow gets mowed once or twice a year. **Fill in the blanks.**

MICHAELS Construction of an addition and site work, Plantingfield Way. George Sourati present for the applicant. Two small portions of the proposed additions will be in the 100-foot zone. No foundations, just crawl spaces. Mass. Natural Heritage has signed off on the project.

Carlson made a motion to approve the project as presented. Lollis seconded. Unanimously approved. Conditions to include: siltation barrier and landscaping plan to be submitted.

BARRIS Rebuild existing boathouse, Dunham Road. A request from Gerry Conover (who was not present) to rebuild to the same dimensions an existing boathouse was approved. Condition: no construction or staging on the beach.

OPEN SPACE PLAN Vincent pointed out that the plan has not been updated in so long, it would probably be a good idea to have a new one done. The agent said that she would contact the Martha's Vineyard Commission.

CASE PARK Agent said that she would contact the Land Bank about fill **in the blank**

ROOSEVELT In response to an inquiry from town counsel the Commission voted unanimously to vigorously pursue the appeal.

There being no further business, the meeting adjourned at approximately 6:45 p.m.

Approved: