

Minutes of a Conservation Commission Meeting -18 November 2015

Members present: Peter Vincent – Chairman, Christina Brown, Stuart Lollis, Geoffrey Kontje, Jeff Carlson, Lil Province, Bob Avakian

Staff: Jane Varkonda, Lisa Morrison

KATAMA FARM. Jon Previat and Jonathan Chatinover, Board President, were present to discuss the future of the farm. Mr. Previat said that he and the farm board hopes that the town will be able to come to an agreement with the Trustees of Reservations, as he thinks it will be good for both the farm and the town. He said that he just wants the Commission to know that, if for any reason the agreement doesn't go through, the Farm Institute will stay. Mr. Previat reiterated that the board would prefer the partnership with TTOR as it would ensure long-term viability of the farm, but the Farm Institute is not quitting or leaving.

Mr. Chatinover stated that he and the Farm Institute Board are 100% in favor of moving forward with the Trustees. He said that the goal is for the Trustees to take over the back office operations and governance and provide the resources so that the Farm Institute can continue to do what they do. Mr. Previat noted that the Farm Institute will also be involved in implementing their programs on other properties owned by the Trustees.

Kontje asked if there have been any problems dealing with the Trustees and asked what specifically the Farm Institute would like to see in the agreement. Mr. Previat said that it is important to the board to keep the name 'The Farm Institute at Katama Farm.' He also commented that the Farm Institute was opposed to a proposal by the Trustees to charge an entrance fee or mandatory fee for farm tours. He said he thought that would be contrary to the image of Katama Farm as a neighborhood farm.

Brown asked if there have been any formal agreements with TTOR which guarantee that the Farm Institute will be able to continue to make their own decisions and policies. Mr. Previat said that TTOR have told the board that they have no plans to make any decisions regarding plans and projects at the Farm Institute, and acknowledge that the Farm Institute has more expertise in this area than TTOR.

Mr. Chatinover commented that the most immediate impact of the agreement would be the construction of the teaching kitchen and the basement staff apartment. He said that the Trustees already have 2 million that has been pledged by major donors. He said that he doesn't doubt the Trustees commitment to the future of the farm.

DARMAN. 11 & 9 Jacob's Neck in Boldwater. Melissa Thomas from Seascape Designs representing applicants. Proposal involves lowering the scrub oak, removing a couple of dead trees, and thinning the canopy in order to improve the views on both the properties. After some further discussion it was agreed to continue the hearings to the next meeting, 2 December, for a site visit and so the permitted view channels could be added to the plan.

CARABOOLAD. [Province abstaining] NOI to construct garage, pool, pool cabana at 27 Pierce Lane. Doug Hoehn representing the applicant, Geoffrey Caraboolad, who was also present. Paul Pertile, caretaker, was in attendance as well. Former Alison Cannon property. Property itself is high and dry; the wetlands are 20 feet down an incline at the property line. Mr. Hoehn explained that the house has been somewhat neglected.

Mr. Pertile said that he had spoken with several abutters who are in favor of the project.

Vincent has some concerns about draining the water from the pool. Mr. Hoehn proposed that a dry well could be installed to handle any drainage at the end of the season. He said he believed that the pool would use a salt-water purification system.

The agent suggested that Mr. Hoehn supply a cross-section of the pool as well as some lot elevations. Mr. Hoehn noted that the lot was fairly level and just drops down at the property line. After some further discussion, Lollis made a motion to approve the lawn, pool, cabana, and fencing with the condition that a dry well be added and that the agent for the applicant submit a cross-section of the pool and some spot elevations. A complete landscape and lighting plan to be submitted prior to completion of the project. Avakian seconded the motion. Unanimously approved by all those voting

MARIANO. NOI to license and maintain existing revetment, Earl Avenue. Richard Barbini representing applicant. The Marianos were before the board approximately two years prior to renovate the house. They are now looking to get a Chapter 91 license to maintain the existing revetment. Mr. Barbini explained that no changes are currently proposed. He commented that it is not a major structure. Most of the maintenance can be done from the landward side. The concrete is in need of some repair. He said that the stones that make up the revetment are more or less randomly arranged. The Marianos have no plans to rebuild, they are just looking to fill in the voids. The agent suggested that Mr. Barbini to supply a narrative/timeline. Brown proposed continuing the hearing to the next meeting, December 2nd, for a site visit.

MARX. [Continuation] NOI to construct stone revetment, North Neck Road. A report of the site visit was given. Barbini noted that there has been accelerated erosion at this site, and it shows no sign of abating. The site has eroded 8 ½ feet in just the last year – as much as in the previous ten, between 2004 and 2014. The house is now between 70 and 80 feet back from the edge of the bank, and it will soon be in jeopardy.

Mr. Barbini said that the wall does not connect to another structure on either side. There was concern about erosion to adjoining properties. Mr. Barbini said that ends will be cut in as much as possible and the wall will taper down to zero on either end. The stones for the revetment will be brought to the site by barge. The applicants have not yet spoken with the Filleys about access.

Kontje pointed out that the area where the revetment is proposed is a 'soft spot' and, in his opinion, will continue to erode as long as it is a soft sand beach. Barbini said that the revetment would be a step in the right direction that the applicants cannot afford to do nothing.

Kontje asked if any thought had been given to a longer term solution that would have a positive effect on the whole area. Mr. Barbini said that it was difficult to get everyone on board for a longer term solution.

Lollis said that, in his opinion, the situation has changed significantly since the board's earlier denial. He said he sees this project as very similar to the one proposed by the Eberstadts, which the board approved.

Carlson asked how the revetment would affect the property to the south. Barbini said he can't guarantee that there won't be scouring, but that they will do their best to mitigate it by tapering the wall to zero on both sides. Lollis made a motion to issue an order of conditions, saying that he believes there have been significant and dramatic changes that are adversely affecting the property and placing the house in jeopardy. He said that he agreed with Mr. Barbini's earlier arguments that 'softer' solution would not work in this location. He said he thought the project and the location were very similar to Eberstadt and did not think that the board could approve one and deny the other. Avakian seconded the motion with standard conditions with the understanding that all work will be done from the waterside unless permission from the Filleys to use their road is secured. Vincent and Carlson also voted to issue the order. Brown voted against the proposal, saying that one year was not long enough to set a pattern. Kontje and Province also voted not to issue the order. Vote 4 to 3, motion carries by a majority of the quorum.

PURVIS. NOI to construct pool and related structures. Nelson Smith of VLS representing applicant. A site visit report was given. A series of large stepping stones were found in a path through the wetlands. The agent asked that these stones be removed, as filling in a wetland is not permitted. A cross-section of the pool provided by Easton Pools was submitted. The depth of the pool at the deep end will be 5-feet 3-inches. Goundwater was found at elevation 5 in 2000 when the pond was unusually high. Smith said that he estimated there would be 4-inches between groundwater and the bottom of the pool. It will be constructed when the pond is low.

The agent asked if Smith had a copy of the approval from the Boldwater Architectural Review Committee. Smith said that he did not, but believed that Mr. Silva had received an email. Kontje asked where the water from the drain in the deep end of the pool would go. Smith said he was not sure. It was suggested that a leaching pit or bed be designed to handle any drainage from the pool. Continued to December 2nd.

CHAPPY FERRY. Peter Wells was present to request an amendment to an order of conditions to allow a 6 x 23 foot wooden deck to be built across the spare slip. This would provide safer access to anyone working on the ferries. Brown made a motion to approve the request as presented. Kontje seconded the motion. Unanimously approved.

BRUSH. Cammie Naylor from Donaroma's was present to request an amendment to a previously approved landscape plan for the Brush property on Edgartown Harbor. This is the former Cronkite property. A plan was submitted showing the regrading of the lawn and the construction of a fieldstone retaining wall to be located at the edge of the bank. The wall will be approximately 30 inches and dug into a trench at the edge of the bank. There will be no disturbance of the coastal bank. The lawn will then be raised approximately 2 ½ feet so that it will be flush with the wall. Raise lawn level – stone wall against the bank and dig trench. So lawn would be flush with new elevated lawn. Approximately 66 cubic yards of fill will be brought in to the site. The harbor is more than 100 feet away from the edge of the bank. Kontje made a motion to approve the request. Avakian seconded the motion. Unanimously approved. Naylor to supply a written narrative/timeline for the project.

WARRANT ARTICLES. The board voted to submit request for \$20,000 to be added to both the Property Maintenance Fund and the Land Acquisition Fund.

At 6:45 p.m. unanimous roll call vote was taken to convene in executive session for the purpose of discussing the leasing of town property. Brown suggested that the regular meeting be adjourned at the conclusion of the executive session. This was also approved by unanimous roll call vote.

Approved: _____

Executive Session 6 27. Roll call vote. CB not to return to the regular meeting. Talk to Trustees full agreement assignment to lease. Change – 99 years, 60 years – up it to 40 starting now. Okay.

Rent – 15,000. How about 10,000, 12.5 rent can be adjusted in a year. Approve location of new road.

JC – hasn't gotten straight answer. Amended lease. 8 years left in current term. PV TTOR won't do it. PV form a subcommittee to deal with

No CSA – no expansion of farm stand- 88

Assign modified lease. Give to special meeting . email it out. Not going to enlarge store. Adlirpi