

Minutes of a Conservation Commission Meeting - 2 July 2014

Members present: Jeff Carlson, Lil Province, Bob Avakian, Peter Vincent - Chairman

Absent: Edo Potter, Stuart Lollis, Christina Brown

Staff: Jane Varkonda, Lisa Morrison

PATINKIN Maintenance of existing view channel, Jacob's Neck. Reid Silva of Vineyard Land Surveying representing applicant. A 1995 Donaroma plan for view channels was submitted. The channels have not been maintained. Ideally, the applicant would like a view channel out to the cove. A cone-shaped view channel does not work for this lot as the house is approximately 350-feet to the water. Applicant is proposing to shrink the view angle down, but widen it at the house. Most of the vegetation is up near the house. After some further discussion, Carlson made a motion to continue the hearing until July 23rd for a site visit. Edges of the proposed channel will be staked.

JOB'S NECK FARM Vegetation management plan, Pohogonot. Tom Wallace present for the applicant. Plan involves improving the moth habitat per the requirements of Natural Heritage. Mr. Wallace commented that the work is progressing very slowly and carefully. The proposal involves some habitat clearing near the shoreline within the 100-foot buffer. No cutting is proposed in high headwater. Applicant will be using a hybrid electric vehicle to do the work to minimize disturbance. The purpose of the clearing is to maximize the light and allow young oaks to sprout, which is the moths' preferred food source. The lot itself is 25 acres, with a 5-acre building envelope. The applicant is required to report annually to Natural Heritage and keep the program going for 3 years. 25 goats and sheep will be let loose on the understory. Province made a motion to approve the project as presented. Carlson seconded the motion. Unanimously approved.

BENNETT Replacement of bulkhead, North Neck Road. Jim Glavin present for the applicant. Bulkhead was breached during Sandy, and an emergency permit was issued to bring in additional stones. The current proposal involves replacing the existing wooden bulkhead with a 318-foot stone revetment. Glavin reported that there has been a recent breach in another location. Work will be done from the waterside, stones will be brought in by barge. They hope to begin in the fall. The wooden bulkhead will be removed. The house is approximately 100-feet from the seawall. Avakian made a motion to approve the project as presented. Carlson seconded the motion. Unanimously approved.

BAMFORD (Continued) Reconstruct cottage, Butler's Cove. Joanne Gosser representing applicant. A report of the site visit was given. The project involves the demolition of an existing garage and shed, and the rebuilding and expansion of an existing cottage. Carlson noted that the cottage was falling down and the area quite overgrown. The new building will be a one-story 1400 s.f. structure. The structure is in the flood zone, the finished floor will be at elevation 10, and the overall height of the structure will be 19-feet. There will be a crawl space, but no

basement. All the mechanicals will be in the attic. Applicant will return with a landscape plan and a request for a view channel. Province made a motion to approve the project pending additional approval from the Herring Creek Farm Homeowners Association and Natural Heritage. Avakian seconded the motion. Unanimously approved.

JOHNSON (Continued) Additions to dwelling at the Boulevard. Chuck Sullivan, architect, representing applicant. Site visit report was given. Property is adjacent to the Rod & Gun club. Proposal involves the addition of a screen porch on the pond side and a new entry on the road side. Septic tank will be relocated. Porch will be no closer to the pond than the existing deck. Sullivan said he has not heard of any plans to remove any trees for the septic relocation. Carlson made a motion to approve the project as presented. Province seconded the motion. Unanimously approved with the condition that if the large trees in front need to be removed, the applicant must submit plan for approval.

OWEN off Moffett Way. Request to amend an order of conditions to include the installation of a new well. Reid Silva representing applicant. Former Maggie Moffett property. Prior order of conditions was for a 7-bedroom house with town water. The new owners do not want 7 bedrooms or to bring in town water because of the expense. The number of bedrooms has been reduced to five, and the applicants would like to relocate the existing well. Board of health approval will also be required. Avakian made a motion to approve the amendment. Province seconded the motion. Unanimously approved. Final landscape plan with well location to be submitted for the file.

SHERIFF'S MEADOW Adam Moore was present to ask for the Commissioners' endorsement of a proposed Conservation Restriction on the property known as the Chappy Golf club. Province made it known that she sits on the board of the Sheriff's Meadow Foundation, but has no conflict of interest with this proposal. Chairman Vincent disclosed that he is Chairman of the Land Bank Commissioners, and that the Land Bank owns a parcel that abuts the golf club. He said that he has no conflict of interest with this proposal. Moore explained that the golf course would be added to the existing CR given by Ruth Marshall in 1994. After some further discussion, Avakian made a motion to endorse the CR and send it to the selectmen for their approval. Carlson seconded the motion. Unanimously approved. Vincent noted that provisions have been made for public access, and that this parcel connects with existing Chappy trails.

KATAMA FARM Jon Previant, Executive Director of the Farm Institute, was present to discuss the possibility of constructing a teaching kitchen to enhance existing programs. The projected budget is between 1.5 to 2 million. Mr. Previant said that in light of such an investment, the Farm Institute would like to review and extend the lease which is due to turn over in 2015. The kitchen would have seating for 70. Currently most of the cooking for their programs is done at the Youth Hostel in West Tisbury, the Institute would like to bring the cooking back to the farm. Mr. Previant thought that the kitchen could become a resource for the town. Avakian commented that he thought the budget was on the high side. Vincent noted that a professional kitchen had just been installed at the television station for considerably less. The

Commissioners supported the proposal in concept and was open to further discussions regarding extending the terms of the lease.

ROOSEVELT (continuation) Illegal boardwalk and additional violations of the wetland protection act and the local bylaw. George Sourati, Theodore and Constance Roosevelt, and landscape designer Carly Look were all present, as were several grandchildren and their parents. The prior hearing was continued for a salt marsh study, which was submitted. In addition to the boardwalk, other violations were discovered in the course of the site visit: woodchips were placed in the path, plantings were discovered in an isolated wetland, and unauthorized work had been done in the view channels. The applicant is proposing to elevate the boardwalk so that it conforms to DEP construction standards. They are also asking to extend the boardwalk so that the ends extend beyond the salt marsh.

Serena Roosevelt, daughter-in-law, said that the boardwalk was built with the best of intentions, in order to allow her children to travel independently and safely between the lawn and beach. The only other access is a narrow and windy road, which is also used by vehicles.

A copy of the easement that allows for use of the road to access the private beach and parking area was supplied by Ann Floyd. Leslie Floyd said that she has used the road all her life to access the beach, and so have her kids. She said that there have never been any safety concerns. Mr. Roosevelt disagreed, and said it was an unacceptable risk.

Roosevelt reiterated that he constructed the entire boardwalk himself, with the help of his son.

Sourati said that he does not think that the isolated wetland qualifies for protection under either the act or the bylaw. The agent disagreed, and said that the issue had been clarified with Roosevelts subsequent to an earlier violation and the wetland in question had been declared worthy of protection under both the act and the bylaw. She noted that this was stated as well in an earlier order of conditions.

Carly Look noted she was just trying to bring order to a tangled mess of honeysuckle and high bush blueberry. She said she was trying to establish a 'habitat garden,' which requires flowering plants. The agent asked who was providing such advise, and Look cited the Polly Hill Arboretum and the Nature Conservancy.

The agent noted that the view channels have not been located on the plan, as requested. The site visit revealed that the channels have been widened and the understory mowed down to the ground. The agent said that she was unable to locate any approval for view channels, and noted that any such permits would have expired.

The applicant will either need to apply for view channel or develop a restoration plan. The agent said that it appears that the channels have been maintained on a regular basis. Mr. Roosevelt disagreed and said that they were cut for the first time in January. He noted that the understory is growing back and is already three to four feet high.

Sourati said that he would like to check with NHESP and DEP regarding the classification of the small wetland.

Vincent noted that the Commission does not usually issue orders of condition when there are outstanding violations. He also wondered why the woodchips were not removed immediately as directed in the agent's letter.

Sourati submitted aerial photos of two boardwalks in the vicinity. Commission noted that it had denied a similar boardwalk recently on the former Cressy property.

Leslie Floyd asked if the Commission were to allow the boardwalk, wouldn't it be setting a precedent? Chairman Vincent replied that the Commission judges every application on its own merits. After some further discussion, the Commission voted to continue the hearing until the next meeting, July 23rd. The applicant was directed to file a new notice of intent for the view channels and to remove the woodchips from the path immediately.

There being no further business, the meeting adjourned at 7:05 p.m.

Approved: _____