

Minutes of a Conservation Commission Meeting – 17 September 2014

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

Absent: Edo Potter

Staff: Jane Varkonda, Lisa Morrison

Goodsill/Auerbach Former Mary Wakeman property, Dike Bridge Road. 900 s.f. Guesthouse and related site activities. Richard Barbini representing applicant. A new site plan was submitted. Guesthouse will be located up on a hill, outside the 100-foot zone. A new septic will be installed to serve the existing main house and the new guesthouse. Septic design has been approved by the BOH. Additional improvements will include standby power and generator, free-standing outside shower. Barbini noted that this is the third filing for this property. It is a fairly wooded site, and the guesthouse will not be visible from the water. After some further discussion it was agreed to continue the hearing until the next meeting, October 8, and schedule a site visit. Barbini noted that the site is staked. Chris Horiuchi will be doing the landscaping.

Chappy Ferry Peter Wells said that part of the 40-year-old bulkhead on the Chappy side is failing. The proposal is to remove the old materials and install new vinyl sheet pilings in the same location. The ferry will be nonoperational for as short a period of time as possible, but the ramp will need to be lifted out of the way. They will coordinate with the harbor master as well as the fire department to ensure that they will be ready for emergencies.

Bob Colacray asked how far down the excavation will need to go. Wells replied that are not planning to go any deeper than necessary. He said that they have been in touch with NStar. Wells noted that any pressure-treated lumber used will be placed above the high-tide line.

In response to a question from Roger Becker, Mr. Wells said that he would like to start the project as soon as possible. Lollis made a motion to issue an order of conditions for the project. Avakian seconded the motion. Unanimously approved. Applicant to submit a cross-section of the new bulkhead for the file.

Seafood Shanty Request for a determination of applicability to expand second floor decks. Chuck Sullivan, architect, was present for the applicant, Frank Pellegrino, who was also present. The project involves extending the decks out on two sides over existing first floor decks. The total expansion is about 600 s.f. The current second floor deck area is approximately 2000 s.f.

There were concerns about the project's effect on historic views and vistas and it was determined that a site visit should be conducted. Applicant will provide mock-ups in the field. Applicant was also instructed to provide a lighting plan. Continued to October 8.

Roosevelt NOI for unauthorized view channels, gardens, etc. Mark Manganello of LEC was present for the applicant as was landscape designer, Carly Look, and Terry Small from Sourati Engineering. Continued from 20 August for site visit. A revised plan and a revised report were submitted. The wetlands have been delineated, as well as the boundaries of the lawn and meadows.

Plan includes the planting of native grasses and native wildflowers in the view channels. There was some discussion as to the definition of native, and whether that includes introduced plants as well. The agent said that because of the ecological significance of the area, she would like to see only plants listed in the database "Flora of Martha's Vineyard."

Ms. Look said that she also used plants in Donald Leopold's 2005 edition of Northeast Native Plants.

It was noted on the site visit that not all the wood chips have been removed from the pathways and that two additional small boardwalks had been placed in the wetlands without permits.

Manganello noted that the isolated wetland is not protected under the Act, and felt that there is some uncertainty about whether or not it is protected under the bylaw.

The agent noted that she received the annotated plant list Wednesday, and that she has not had time to review the list. The applicant also needs to supply cross-sections for the boardwalks and a management plan for the meadow that includes the frequency of mowings and a vegetation inventory.

Continued to the next meeting, October 8th, for additional submissions. Agent to write up an additional enforcement order to cover the boardwalks and the woodchips.

CPC Requests Roof at the Cow Barn, Katama Farm, can not be funded by CPC as it is not an historic building.

Commission voted to request funds to restore the Whale Tail park, including the surf boat and the flagpole. The Beautification Committee will be presenting a plan to repair the wall and redo and expand the memorial bricks.

Brown requested that \$600,000 be requested of CPC to be put into the open-space reserve fund earmarked for a substantial property purchase in the future.

There being no further business, the meeting was adjourned at 6:18 p.m.

Approved: _____