

## Minutes of a Conservation Commission Meeting – 18 March 2013

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

Absent: Edo Potter

Staff: Jane Varkonda and Lisa Morrison

This meeting was continued from 13 March 2012 to discuss the moving of the Schifter and Leland houses at Wasque, Chappaquiddick.

George Sourati asked for more time to supply the Commission with answers to its information request dated 15 March 2013. He said he didn't receive the list until late Friday and the list required too many man hours to complete in time.

Mr. Sourati requested permission to begin with prep work on site, so as not to delay the house moving planned to begin the first week in April. The following work was requested [See letter dated 18 March 2013 – Sourati Engineering]:

1. Excavation around the guest house
2. Removing the guest house from its foundation
3. Removing and storing off-site selected trees and shrubs
4. Cutting and removing remaining vegetation and trees within the work area
5. Stumping of trees and stripping of topsoil within the work area
6. Similar prep work around the Leland House.

The barge is slated to arrive on Chappy the first week of April, so they would like to start removing some of the vegetation. There will be no work within 200 feet. They would also like to remove some of the vegetation between the guest house and the Leland property. 90% of the work will be outside the Commission's jurisdiction. Mr. Sourati annotated on the plan – in blue - the work area. Mr. Sourati said that they will work with the tribe when they start stripping the topsoil.

They would also like to begin preparations around the Leland house, where again most of the work is outside the Commission's jurisdiction. Sourati reiterated that nothing will actually be moved at this stage.

Sourati said that the bank has been fairly stable since the last meeting. The corner of the pool enclosure is approximately 23-feet from edge of bank. No work is planned on bank in the next couple of days. They are awaiting delivery of the burlap material which comes from India via Germany.

Sourati noted that, in the next phase, the guest house will be stored on the basketball court before being moved to its new site.

Sourati then gave some details about the proposed prep work on the Leland house, which is less extensive that required for the guest house and outside of

the Commission's jurisdiction. Brown commented that even if it is outside the 200-feet, the MVC decision on the Leland property gives the Commission jurisdiction over siting and design.

Carlson asked for an estimate of how many truck trips will be required the project. Sourati said he did not know. Carlson said he thought the neighbors should have some idea.

Brown had some questions regarding the excavation. For the guesthouse, the crew will dig down 5-feet and 15-feet out on all sides [Per e-mail of 20 March 2013 depth was revised to 7-feet]. This is to facilitate removing the house from the foundation. The hole will be 20-feet or less from top of the bank. Approximately 660 cubic yards of soil will be dug up and placed east of the main residence in a pile, adjacent to the existing pile. The guest house itself is currently 40 feet from the top of the bank. As soon as the foundation is removed, the hole will be backfilled and compacted within a couple of days. Stamped and engineered plans illustrating the entire process will be submitted.

Mr. Sourati said that approximately the same amount of soil will be excavated from the Leland site.

Vincent commented that he had some additions to the information request. [See e-mail dated 16 March 2013]. Vincent requested more details about off-site storage, the escrow bond, details about plans to limit traffic and repair roads, a master timetable, and an agreement to work with the tribe.

Alan Wilson, Planning Board member asked if alternatives to digging the trench had been explored.

Stephen Jones urged the board to act quickly as delaying the project makes it more dangerous for the workers. He said that it is imperative that the applicants be allowed to proceed.

Mal Jones said he thought the board should require a carbon footprint of the project. He also spoke about his plan for building a jetty to keep Wasque from eroding further.

Kate O'Donnell, TTOR, was concerned about views from Wasque. Sourati said that all work on the Leland property is being done within existing cleared areas.

Bettina Washington, Historic Preservation Officer for the tribe, said she is aware of the emergency status of the project. She said she was concerned that the plan requires more excavation. She said that the property is a cultural and archeologically significant site, evidenced by its high cliff and convergent waters. She said that the tribe will have to strip the soil and excavate what they need.

She said she can not guarantee how long the process will take. She said she hopes, for the Schifters' sake that they don't find anything of serious consequence that would require the stopping of work. She said she will not stand in the way of the project, but needs to stand up for those who can not speak.

Sourati said he will meet with members of the tribe but noted that excavation is taking place in areas previously disturbed. He noted that the area between the Schifter and Leland houses is .60-acre treed area. The remaining work areas are either lawn or former construction sites.

Alan Wilson asked if the board had addressed the March 13<sup>th</sup> letter from the MVC.

Carlson suggested that Mr. Sourati estimate the traffic impact on the Chappy roadways and, perhaps, post it at the ferry. He thought that people who live there should know what they have to deal with.

Brown asked where the material to be transplanted will be stored. Cedars and pitch pines between 12 and 14 feet will be stored on the Jeffers property. Larger trees will not transplant well and will need to be cut. Those will be stumped and chipped.

Brown said she was still concerned about the excavation and wondered how long before it can be filled and stabilized. Mr. Jakubik said the concrete cutting will take a week or so. In total he estimated that it will take three weeks to dig and cut and move the guest house. Keene will be responsible for breaking up and removing the foundation, which will take another week. The filling and compacting will take place after that and should be done in 48 hours. Mr. Jakubik said that he estimated that the house moves would be completed in four months.

Ann Floyd asked why the foundation needs to be removed. Mr. Sourati said that otherwise it will likely end up on the beach and become a navigation hazard.

Carlson then made a motion to approve what is outlined in Sourati's letter of 18 March 2012. Lollis seconded the motion.

Brown asked about the bond requirement. Ms. Horiuchi said that Mr. Schifter understands the town's concern.

The board had some questions for Peter Wells about cement trucks and the Chappy Ferry. Mr. Wells said that there are weight limits on the trucks and that Keene's is very trustworthy.

John Ramsey asked if the concrete could come over by barge. Mr. Wells said

that of course it could, but he would like it if they used the ferry.

Mr. Wells confirmed that concrete trucks can cut the ferry line as authorized by the Selectmen. He said that usually the trucks come over very early in the morning

The board then voted unanimously to approve the request as outlined above.

**Chappy Ferry.** Peter Wells was present to discuss an emergency situation at the Edgartown side of the Chappy ferry. Because of increased erosion from storms, there is an area under the ramp that needs to be fixed. The retaining wall is failing and they would like to fix it by adding some concrete in front of the crumbling bulkhead. They have already removed the sheathing. Stuart Fuller, highway superintendent, and Kent Healy, engineer, have consulted on the project. All the work is within an area where prior work has been done. Commission voted unanimously to allow an emergency permit. Mr. Wells proposed to do the work on April 6<sup>th</sup>. The ferry will be closed to cars on that day.

The meeting was adjourned at 2:30 p.m.

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