

WEST TISBURY  
CONSERVATION COMMISSION  
MINUTES OF MEETING  
July 12, 2016

**Present:** John Brannen, Whit Griswold, Binnie Ravitch, and Tara Whiting

**Absent:** Prudy Burt, Peter Rodegast and Michael Turnell

**Staff Present:** Maria McFarland

**Also present for all or part of the meeting:** Meg Bodner, Bob Hammond, Kris Horiuchi, Doug Hoehn, Rob Kendall, Will Runyon, Will Runyon, Jr., Joshua Scott and Kara Shemeth

The meeting was called to order at 5:05 P.M. Tara Whiting, Chairman presiding.

**Minutes:** The minutes of the June 28 meeting were approved.

**Map 1 Lot 26, 28 & 29:** a public hearing under the requirements of G.L. Ch.131 § 40, as amended, and the West Tisbury Wetlands Protection Bylaw and regulations to consider a **Notice of Intent** filed by Schofield, Barbini & Hoehn, Inc. for a project to remove 13 trees within a bordering vegetated wetland, 5 trees in the buffer zone and to prune 2 trees in the buffer zone in order to establish a view channel. The project is located at 40 Norton Farm Road Map 1 Lot 26 owned by Paul I Weiss Trustee and 92 Norton Farm Road Map 1 Lot 29 owned by Nancy T. Hammond, Trustee. Doug submitted revisions to the Notice of Intent to include Map 1 Lot 28 owned by Amy Marshall as part of the project site.

Doug Hoehn and Josh Scott were present for the applicants.

Doug introduced the project. He explained that his task was to identify trees on the Hammond and Weiss property that have grown up over the years and taken the view away from the Weiss property. His survey crew worked from the second and third floor decks of the Weiss house to determine which trees should come down. They did the survey work in the late fall when leaves were off the trees.

Josh Scott will do the work.

Josh submitted a photo taken from the 3<sup>rd</sup> floor and marked to show the trees to be removed and a photo from the Marshall house that shows the black locust trees in the view channel.

**Issues discussed:**

**Location of wetlands:** Doug said the wetland boundaries on the map were flagged by Doug Cooper. The edge of cleared areas on the plan is based on aerial photos taken from the Assessor's website.

**Black Locust trees:** Josh said this specimen is on the invasive species list and that Sheriff's Meadow has been removing them from their properties.

**Battlebung Trees:** Josh responded to a question about the need to remove the Battlebung trees. He said he took a rough inventory of serval stands of Battlebung trees in this area.

**Access to wetlands:** Primary access to the work area will be along the north bound of the Marshall property and not within the wetlands along that border. Secondary access to the work area will be within the 20ft Right of Way shown on the plan. Josh said his preference is to take everything out through the Marshall property.

Equipment: Josh said he would use a long arch that will suspend brush and logs up on wheels. He has a winch on the chipper that they will use to remove the brush and logs from the work area.

Time of Year: Josh plans to do the work in the late fall depending on how wet the access area is.

Commissioners' Comments/Questions:

Tara asked if the removal of the 2 Beetlebung trees was important to opening up the view. Josh said there are at least 50 Beetlebung on the property. The two trees coming down were strategically selected to open the view.

Whit asked if the wetness of the area makes a difference. Josh said that they would do it when the area is dry.

Public Comment: Will Runyon said the Marshall property is rented sporadically through mid-September. Doug replied that if they did the work before the end of September they would work around the rental schedule.

The hearing must be continued because the DEP file number letter has not been received.

A motion was made and seconded to continue the public hearing on this matter to July 26 at 5: 15 PM. All in favor.

**Map 1 Lot 35. 2:** a public hearing under the requirements of G.L. Ch.131 § 40, as amended, and the West Tisbury Wetlands Protection Bylaw and regulations to consider a **Notice of Intent** filed by Schofield, Barbini & Hoehn, Inc. for a project to repair beach stairs, demolish and remove an existing dwelling, and restore the landscape within the buffer zone of a coastal bank. The project is located at 75 Naushon Road owned by William Keravuori.

Kara Shemeth and Chris Horicuhi presented the project.

#### **Issues Discussed:**

Demolition of existing house: The existing house is within the outer buffer zone. A temporary limit of work will be put in place while the house is being taken down. Once demolition is completed, the site will be graded and seeded, and a new construction/limit of work fence will be installed at the 100 foot buffer zone line. The new house and pool are outside the buffer zone. The north corner of the pool will be 5 feet from the 100 ft. buffer zone line. Kris was asked to prepare a construction sequencing schedule.

Lawn: Kris described the existing managed lawn area as mowed Cape Cod grass. The applicant would like to continue to maintain a lawn in the buffer zone.

Patio: The existing patio sits within 50 feet of the top of the coastal bank. The applicant would like to keep the existing footprint of the patio and replace the dry laid pavers and dilapidated timbers with dry laid brick pavers and dry laid stone retaining wall and terrace.

Beach Stairs/ Path: Kris did not have a specific plan for maintenance of the stairs. The stairs are in good shape, but are undermined a bit where they connect to the bank. The applicant would like the ability to maintain the stairs as needed.

Commissioners' Comments/Questions:

Binnie suggested that Kris redesign the patio layout to remove the portion within the No-Disturbance Zone. Kris asked if they could keep the same square footage but move it out of the No-Disturbance Zone. Restore that portion of the patio that is currently within the no disturbance zone and relocated

John asked with happens to the landscaping in the outer buffer zone once the house is taken down. Kris said any area that gets disturbed either through re-grading or the demolition of the house will be restored to a lawn.

Maria suggested that as mitigation for being allowed to keep the patio in the No-Build Zone, the board could ask for restoration of the footprint of the existing house. Kris said the owner wants to move the house back in order to have a yard on the water side of the house. If they aren't allowed to do that, it defeats the purpose of removing the house.

Tara brought up a suggestion made by Mike Turnell at the site visit on July 7, that Kris look at the preserving the herbaceous layer of vegetation that will be removed to construct the new house and use it to restore the footprint of the house to be taken down.

Kris said she looked at the areas and didn't see any section that didn't have invasives species in it. She added that she likes to do this when possible, but it is a challenge if the soils are sandy and it can be hard to find a location to store the mat. Unless the ground is frozen, the mat will just fall apart. Tara replied that there was an area near the guest house and knoll around the parking area that was in good condition. Kris agreed to look at it again and come up with a practical solution.

Tara pointed out that the path to the beach stairs needs to be stabilized. The rose bushes are in the way and people seem to be walking around the pavers. She questioned if it would it be more disruptive to take up the pavers that make up the path. Kris said they want to maintain the path. Tara suggested taking out the pavers and see what happens. Kris said there is a grade change that is contributing to the erosion in this area. The applicant would like to maintain a three foot wide path.

Tara noted that there is a discrepancy between the landscape plan and the Schofield plan as to the limit of work line. Kris noted that she thinks the limit of work line that extends into the outer buffer zone is more realistic.

Public Comment: None

Kris was asked to submit a written construction sequence, a proposal to improve the path and a written narrative for the stair maintenance. She will make sure the project plans are consistent.

A motion was made and seconded to continue the public hearing on this matter to July 26 at 5:25PM. All in favor.

**New Business:**

Map 35 Lot 6.2/40 Plum Bush Point Road/ Torrence: There is an unpermitted structure in the wetlands on this property. The owner is working with Steve Ewing and Dick Barbini on a plan and Notice of Intent. The owner has requested that they be allowed to keep the structure in place until September 30. A motion was made and seconded to allow the unpermitted structure to remain in place no later than September 30. The vote was unanimous in favor.

**Administrative:**

The following Certificates of Compliance were approved and signed:

Map 1 Lot 26 /SE 79-129/40 Norton Farm Road  
Map 1 Lot 26 /SE 79-146/40 Norton Farm Road  
Map 1 Lot 35.2/SE79-87/5 Naushon Road

**Correspondence:**

Out: Map 7 Lot 91/SE79-43/Certificate of Compliance

There being no new business to conduct, the meeting adjourned at 6:00 PM.

Respectfully submitted,

Maria McFarland  
Board Administrator  
APPROVED