

WEST TISBURY
CONSERVATION COMMISSION
MINUTES OF MEETING
June 16, 2026

Present: Ernie Thomas, Noah Froh, Robert Myhill, Chris Lyons

Absent: Whit Griswold, Peter Rodegast

Staff Present: Angela Luckey

Also **present for all or part of the meeting:** Reid Silva, Jeanne Swope (zoom), Daniel Sommers, Gil Kerlikowske, Mal Jones, Carol Koury, Cosmo Creanga, Trevor McCarthy, George Sourati, Caitlin Jones

Call to Order: Ernie called the meeting to order at 5 pm

Approve Minutes – Minutes for Tuesday, May 19, 2026

Noah made a motion to approve the minutes, seconded by Chris

Roll call vote: Robert-aye, Chris-aye, Noah-aye, Ernie-aye

New Public Hearing:

Ernie opened hearing at 5:10 pm

5:10 PM/ of Map 14 Lots 14 & 14.1/SE79-491: a public meeting 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 Vineyard Land Surveying & Engineering, Inc., on behalf of Corinne Field for a project located at **369 & 399 Reservoir Road** to trim and remove vegetation to maintain a view channel and to install a replacement domestic water supply well.

Discussion was centered around the tree trimming proposal, domestic water supply well locations were not yet discussed.

Applicant has open view of ocean but previously had a view of the pond and is asking to recuperate that view and maintain it through topping and trimming. Reid had emailed images a few minutes before the hearing showing what the view historically looked like, but the board had not received them prior to the start of the hearing.

- Reid did not have a specific identification for the plant.
- Seven Gates owns the land where proposed view channel cutting would occur. Reid shared correspondence from Seven Gates Farm Office stating that they received email confirmation from Will Schmidt on April 7, 2026, with his approval.
- Work would be done by hand and likely by Seven Gates.

Board Discussion:

- Does not feel comfortable approving without identification of the trees to be pruned as that would better inform the best steps forward. For instance, if the species are invasive, it could branch out even more if trimmed. There could be a case to fully remove the tree depending on the species.
- Need more clarity on how much trimming is proposed as it looks like there would need to be about 6 feet of vegetation removed to achieve desired view. Would also like a clear showing that the Bordering Vegetated Wetland is not impacted.
 - o This led to a discussion around performance standards within the Wetlands Protection Act regulations and that if you cannot overcome the presumption that the interests are significant then you must meet the outlined performance standards.
- Would like visuals comparing the existing conditions versus the proposed conditions.

Motion was made to continue the public hearing with the anticipation of receiving Seven Gates' proposal for how the work would be completed, the submission of visuals showcasing the desired view channel with specifications on how much canopy would be trimmed, and the identification of the plants to be pruned.

Motion made by Noah to continue to July 7, 2026, at 5:10 pm, seconded by Chris
Roll call vote: Chris-aye, Robert-aye, Ernie-aye, Noah-aye

5:30 PM/ of Map 3 Lot 20: a public meeting under the requirements of G.L. Ch.131 § 40, as amended, and the West Tisbury Wetlands Protection Bylaw and regulations to consider a **Request for Determination** filed by Cosmo Creanga, on behalf of Douglas Swope for a project located at **135 Capawock Road** to construct an additional outdoor rinse station along the exterior of an existing house and replace a bluestone walkway with stepping stones.

Ernie opened the hearing at 5:37 pm

Cosmo joined the table to discuss the project

- All work will be conducted inbound from the existing stonewall
- Outdoor shower/rinse station to be installed in previously disturbed area
- Bluestone walkway with steppingstones proposed
- Drainage is already there

Noah made a motion to issue a negative determination, seconded by Chris
Roll call vote: Noah-aye, Ernie-aye, Robert-aye, Chris-aye

After the hearing was closed, Angela noted that she had investigated images from previous years to determine the pre-existing lawn area. The Order of Conditions for the house build in 2000 under previous ownership had required a revegetation plan after construction. This was never submitted and the Certificate of Compliance had not been requested until 24 years later.

- The board determined that Angela could let Jeanne know that she can maintain the pre-existing lawn with the additional note about how any other activity within our jurisdiction would require approval from the board.

5:50 PM/ of Map 39 Lot 11: a public meeting under the requirements of G.L. Ch.131 § 40, as amended, and the West Tisbury Wetlands Protection Bylaw and regulations to consider a **Request for Determination** filed by Sourati Engineering Group, LLC, on behalf of Endofthedirtroad, LLC, for a project located at **234 Middle Point Road** to rebuild and maintain existing residential stairs down a Coastal Bank.

Ernie opened the hearing at 5:50 pm

George Sourati and Trevor McCarthy joined the table.

- Correspondence from Mass DEP said that the addition of an extra step would require the filing of a Notice of Intent. DEP also noted that the board would need to ask about how work would be done and evaluate temporary construction impacts that may occur.
- With that information, George said they could modify the RDA now and remove the extra step and instead propose to rebuild the stairs exactly as they are and had been approved by previous Order of Conditions. There would be no new foundation, and the existing piles would remain. The walkway and stairs would be replaced.
- Stairs would continue to be seasonably removable, as conditioned in previous conditions.

Board Discussion:

- Two board members vocalized wanting to move forward procedurally as recommended by Mass DEP.
- There was back and forth about comfortability with approving the reconstruction of the previously approved stairway without a Notice of Intent and then requiring the applicant to come back if they wanted to add an additional step.

Chris made a motion to make a Negative Determination to construct steps as previously built, however they would need to come back with a Notice of Intent if they wanted to add any additional steps. Noah seconded the motion.

Roll call vote: Noah-nay, Ernie-aye, Robert-aye, Chris-aye

6:10 PM/ of Map 39 Lots 7, 8, 9, & 11: a public meeting under the requirements of G.L. Ch.131 § 40, as amended, and the West Tisbury Wetlands Protection Bylaw and regulations to consider a **Request for Determination** filed by Sourati Engineering Group, LLC, on behalf of Middle Point Bend, LLC, for a project located at **208, 216, 226, & 234 Middle Point Road** to install and maintain $\frac{3}{4}$ " brown crushed stone and metal edging within existing roadways and driveways.

Ernie opened the hearing at 6:11 pm

George and Trevor remained at the table to present the project.

- Most of the existing roads are dirt with remnants of old hardener.
- Driveways are within the FEMA flood zone and the local bylaw's buffer of 100 feet from the 100-year flood
- The roadway is flat
- Total square footage of driveway to be modified is 17,000 sq ft. George does not have a breakdown of the square footage in the FEMA flood zone versus square footage in the buffer zone. Some work is also within the 100-foot buffer zone to the Coastal Bank.
- In the buffer to the flood zone there would be grading with fill of about 10 inches.
- Metal edging would run along the parking areas but would not go the entire length of the driveways.
- The road is currently drivable as is.

Comments from Mass DEP imply that the filing of a Notice of Intent is warranted as the work will fill and alter a portion of the resource area.

Board Discussion:

- Not all of the driveways existed until recent years. Some of the roadways were there but the connection points were newer in the past 5 or 6 years.

Robert made a motion for a Positive Determination, Noah seconded

Roll call vote: Chris-aye, Robert-aye, Noah-aye, Ernie-aye

New Business:

Mal Jones sediment concerns at Thumb Point Cove

- Angela pulled up map of Tisbury Great Pond on the screen so Mal could point to the map and note the areas where sand nourishment is being applied and where the opening of Thumb Cove is getting closed off. Board was able to see comparison over the years from the Town Axis Map.
- Mal is concerned because he is a property owner further down in Thumb Cove and is worried that the opening is getting closed off.

- Beach nourishment has been required as part of an Order of Conditions.
- Mal suggested the use of portable jersey barriers but Caitlin Jones noted that could set an unwanted precedent.
- Johnny Hoy has expressed concerns about the movement of sand covering shellfish beds.
- Board noted that this seems like a complicated issue that warrants further investigation and maybe a study.
 - Ernie's recommendation was to hand this off to Angela to research and come up with an action plan for the board.
 - Looking at old Order of Conditions that requires beach nourishment and other historical information on file.
 - Speak with Johnny Hoy
 - Look into study options and potential resolution options.

Forest Cutting Plan for Stone Wall Farm, LLC - 52 Middle Road

- Adam Moore sent the office a Forest Cutting plan for 52 Middle Road
- Forest Cutting plans can be exempt from wetlands protection Act with DCR approved plans
 - Need an approved certified forester write the plan
- Noah read from a resource on Timber Harvesting and will share it with Angela to disseminate to the rest of the board.

39 Pebble Beach Road – Pre-construction stairway review

- Angela did a pre-construction site visit with the installer Daniel Sommers
- Daniel had questions about whether a wooden platform and wooden posts would be permitted leading up to the all-aluminum stairway.
 - Platform at top would be wood.
 - No treated lumber. Would likely use hemlock or fir.
 - Landing would be about 8 feet long and 36 inches wide.
 - Pin footings would be used to reduce disturbance.
 - Walkway would lead up to 14-tread removable aluminum stairs.

Board Discussion:

- Not opposed but would like to see a design of the stairs and wooden deck together.

Chris made a motion to permit the use of wood for the landing with the conditioned that the board would receive a design plan prior to installation. Noah seconded the motion.

Roll call vote: Chris-aye, Robert-aye, Ernie-aye, Noah-aye

● **Calendar:**

Site Visits: July 2, 2026

Next Meeting: July 7, 2026

● **Administrative:**

- 40 Norton Farm Road discussion with G. Kerlikowske
 - Gil was present at the beginning of the meeting but was unable to stay. Board was sorry to have missed the opportunity to speak with him but Angela will reach out to him about coming to the July 7 meeting with a specific time carved out for discussion.
- Enforcement Plan development
- Revisit Coastal Resilience Zone Regulations discussion
- Landscape Certification Program discussion

- 629 Old County Road potential vegetation cutting
- 143 Obed Daggett Road unpermitted work
- 86 Capawock Violation Inquiry

- **Correspondence:**

Building Dept review of 15 Old Herring Creek Rd

- Under review by the building department as it is in the Floodplain and requires engineered plans.

MobiMats update – most likely in place by the time the beach opens

- MobiMats were due to be in place but when Angela spoke with Parks and Recreation last week the order had been delivered but no one knows where it ended up. Peggy from Parks and Recreation has been in communication with Richie Olson from the Highway Department to try and resolve the issue. Angela will check back in with Parks and Recreation next week.
- There was also note of inviting Parks and Recreation to an upcoming meeting to check in on how things are going with the beach and to touch base on inquiry about relocating beach path to less steep location.

MassDEP and Sourati Engineering comments on Request for Determinations at 208, 216, 226, 234 Middle Point Road

MassDEP comments and Vineyard Land Surveying responses for Notice of Intent at 369&399 Reservoir Road

274 Lamberts Cove Road update from Edmund Cottle Jr. on hydroseed.

- Angela received a call from Edmund regarding the hydroseed noted at the restoration site visit. He mentioned that there is Espoma fertilizer in the mix
- The board does not permit the use of fertilizers within their jurisdiction so Angela will inform Edmund that broadcasting the seed would be the best way forward as hydroseed would not be permitted.

The Board asked Angela to add regulations review to the next agenda.

Noah made a motion to adjourn at 7:17 pm, Robert seconded – All in favor.

Respectfully submitted,

Angela Luckey – Board Administrator