

WEST TISBURY
CONSERVATION COMMISSION
MINUTES OF MEETING
August 4, 2026

Present: Ernie Thomas (Chair), Noah Froh, Robert Myhill (zoom), Peter Rodegast (zoom)

Absent: Whit Griswold, Chris Lyons

Staff Present: Angela Luckey

Also **present for all or part of the meeting:** Cody Coutinho, Daniel Summers, Michelle Kelly, Peter Lynch, Tim Brooks (zoom)

Call to Order: Ernie called the meeting to order at 5:03 pm

Approve Minutes – Minutes for Tuesday, July 21, 2026

Noah made a motion to approve the minutes as amended, seconded by Robert

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

New Public Hearing:

5:10 PM/ of Map 6 Lot 2.1/SE79-495: 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 The Songwind Nominee Trust for a project located at **143 Obed Daggett Road** to permit after-the-fact installation of below ground utilities within the buffer zone to a bordering vegetated wetland.

Due to the lack of a quorum board was in agreement that Ernie make an administrative continuance to August 18th, at 5:10 pm.

Continued Hearing:

5:40 PM/ of Map 13 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 **Notice of Intent** filed by Vineyard Land Surveying & Engineering, Inc., on behalf of Alexander Pyle for a project located at **14 Ephriam Allen Road** to trim and top selected trees, maintaining a view channel to serve an existing dwelling. A portion of the work is within the buffer zone to a bordering vegetated wetland.

Due to the lack of a quorum board was in agreement that Ernie make an administrative continuance to August 18th, 5:40 pm.

New Business:

134 Pond View Farm Road beach stair replacement informal discussion

- Peter Lynch attended the meeting to explain the scope of proposed work for the replacement of wooden beach steps.
 - Want to replace it in kind with red cedar, mahogany, or yellow pine
 - Would include digging out existing wood and replacing it with a new front piece, would also put an additional strip of wood connecting the steps to ideally reduce erosion and washout.
 - Fill would consist of gravel and would be brought in with a wheelbarrow, no machines would be involved.
 - Uncertain how long the existing steps have been in place.
 - Looking to do work in November.
- Question of how to proceed with filing

- Board concluded that a Request for Determination of Applicability (RDA) would provide more documentation and would be an appropriate next step.
- Board would prefer the length of wood to be 4 feet long and that the gravel amount be specified in the application.
- Angela will connect with Peter Lynch on what is needed to file an RDA

179 Lamberts Cove Road delineation review and informal discussion

- Discussion was postponed as buffer has not been delineated yet.

Time will be reserved for topics that the Chair did not reasonably anticipate.

39 Beach Pebble Road beach stair construction

- Project already has an approved Order of Conditions, Daniel Summers is confirming that his proposed plan meets the requirements set in the Order.
- Would like to use pressure-treated wood but that is not a necessity. If pressure-treated wood is not an option then he would use spruce, pine, or fir.
- Daniel thinks that having a wooden platform that remains on the bank would be less disturbance than the entire system having to be removable. Stairway would be aluminum and removed seasonally, as stated in the previously approved conditions.
- Pin shown in plan is galvanized steel. Platform is 7-8 feet long.
- Board said they were comfortable with the plan so long as no pressure-treated wood is used.

Administrative:

Annual Evaluation review

- Whit and Angela sat down to review the evaluation last week. Whit submitted the final evaluation to HR.

Correspondence:

Division of Fisheries & Wildlife – Draft update of Priority Habitat Map available beginning August 5, 2026, for public comment.

Board of Health – Discussion of Tick Spraying Regulations under Board of Health Regulations

Noah made a motion to adjourn at 5:48 pm, seconded by Ernie.

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

Respectfully submitted,
Angela Luckey
Board Administrator