

WEST TISBURY
CONSERVATION COMMISSION
MINUTES OF MEETING
March 14, 2017

Present: John Brannen, Prudy Burt, Binnie Ravitch, Peter Rodegast, and Tara Whiting

Absent: Whit Griswold, Michael Turnell and Peyton Wallace

Staff Present: Maria McFarland

Also present for all or part of the meeting: Chris Alley, Adam DeBettencourt, Tom Robinson, Reid Silva, George Sourati and Kali Wingood

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

Map 7 Lot 57/380 Lambert's Cove Road: a public meeting under the requirements of the 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 of Applicability** filed by Schofield, Barbini & Hoehn on behalf of Jenny Allen. The project consists of the abandonment of an existing cesspool and installation of a new septic tank and associated site work in the buffer zone to a bordering vegetated wetland adjacent to Seth's Pond. The leach field will be located outside the buffer zone.

Chris Alley represented Ms. Allen. The house is served by a cesspool located between the driveway and the house in a previously altered area of the yard. This cesspool will be filled in and abandoned.

According to Chris, Doug Cooper was unable to locate whatever serves as a cesspool for the one-bedroom studio. Chris said that it may be located within the seasonal wetland behind the studio. The piping in the studio will be relocated to run the line to the new tank near the house, effectively, abandoning whatever is currently used. The new septic tank and the leach field will be approximately 80 feet and 120 feet from the wetland respectively. Trenching for the new system is within previously altered buffer zone. There will be minimal disturbance needed for excavation. Fill will go directly into a truck or placed outside the buffer zone.

Prudy asked how far Doug went to investigate the location of the tank for the studio. Chris said Doug will use equipment if necessary, but the topography on this property is a steep slope toward the wetland. Chris said it would be intrusive and expensive to do any more than what Doug has already done.

Chris said he will ask Doug another look if the Commission thinks it is more important to find the tank and pump it out versus the disturbance it would take to find it, he will do so.

Peter said he did not think it necessary to use machinery to dig it out but if it could be found, it should be made safe.

A motion was made and seconded to issue a Negative Determination of Applicability for this project. The project does not need a formal permit to proceed. The applicant will make a further attempt to locate the second cesspool and to take whatever steps possible to abandon it and make it safe if it can be done with minimal disturbance to the wetland. Excavated materials will be placed directly into a truck or stored out of the buffer zone. All in favor.

Map 36 Lot 25/131 Old Thumb Point Road: a public meeting under the requirements of G.L. Ch.131 § 40, as amended of the West Tisbury Wetlands Protection Bylaw and regulations to consider a **Request for Determination of Applicability** filed by Vineyard Land Surveying & Engineering Inc. on behalf of

David C, Mia and Eliza Lewis. The project consists of the abandonment of an existing cesspool, installation of a new septic tank and associated site work in the buffer zone to a coastal bank.

Reid Silva represented the Lewis family. The only work in the buffer zone will be filling in the cesspool. The new tank is on the edge of the buffer zone. The cesspool hasn't been used in approximately 8 months and is probably dry. It will be crushed in and filled with sand. The leach field will be located outside the buffer zone. Work in the buffer is limited to filling in the cesspool and trenching the line from the tank to the leach field.

Prudy asked about using an enhanced system given the proximity to a coastal salt pond and the bylaw performance standard that requires a septic leach field to be at least 100 feet from an adjacent salt pond for new construction or major reconstruction projects. In this instance, this system serves an existing structure, the leach field will be located 270 feet from the top of the coastal bank and the system is being upgraded so it is an improvement.

A motion was made and seconded to issue a Negative Determination for this project. A formal permit is not required. The vote on the motion was 4-0.

Map 6 Lot 7/255 John Cottle Road/ SE79-377: a public hearing under the requirements of the requirements of G.L. Ch.131 § 40, as amended, and West Tisbury Wetlands Protection Bylaw and regulations to consider a **Notice of Intent** filed by Sourati Engineering Group LLC on behalf of Dunster Realty LLC. The project consists of the removal native and non-native invasive species and transplanting vegetation within the buffer zone.

George Sourati was present to explain the project. The property owner would like to transplant some existing blueberry and viburnum bushes from the yard to within 25 feet of a 1,600 square foot isolated wetland. There is also a bordering vegetated wetland within 100 feet. The purpose of the project is to open up the view of the meadow. They propose to create an improved buffer zone around the isolated wetland by transplanting several shrubs into the No-Disturbance Zone and to stop mowing this area. Currently the yard is mowed to the edge of this resource area. he transplanting will be done using a tree spade. Any trees that are removed will be flush cut.

There was no public comment.

The public hearing was closed. A motion was made and seconded to approve this project as presented with the condition that there is no future mowing within the 25 foot No-Disturbance Zone as proposed by the Applicant, and that 4 granite or concrete boundary markers be placed 20 feet apart to delineate the no-mow zone. The project plan will be revised accordingly. The vote on the motion was 4-0.

George will revise and resubmit the project plan accordingly.

Map 36 Lot 27/159 Old Thumb Point Road: a public meeting under the requirements of the 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 of Applicability** filed by Island Timber on behalf of Felicity Russell and JB. Kirschbaum, Trustees of Deep Bottom Cove Trust. The applicant would like to 5 or 6 remove and/or prune 7 or 8 small trees in the buffer zone to create 2 small view channels.

Tom Robinson of Island Timber will do the tree work at this property. The property owner would like to create two narrow view channels from the house which is located just outside the buffer zone to a coastal bank. The work will take place in the outer buffer zone. The work will be done with a chainsaw. No brush cutting. All slash will be removed by hand.

A motion was made and seconded to issue a Negative Determination. A formal permit is not required for this project. All in favor.

Old Business:

Map 39 Lot 9/ SE79-344/Eden/ Driveway relocation plan: George Sourati presented the plan. The driveway will be relocated and the existing driveway reduced to a 4 foot path with plantings on each side. They would like to complete this work as part of the restoration of the area upon the completion of the revetment work at 208 Middle Point Road. They would like to transplant the material removed to create the new driveway to the existing driveway.

At the moment work has been suspended because the pond level is too high. The pond is supposed to be opened on March 28. The contractor plans to come back when the pond is open giving them 17-18 days to do work before the time of year restriction as it was extended kicks in. Work has to stop by April 15.

The Order of Conditions asked for a plan to be presented within 3 years of the issuance of the permit, but it did not specify a deadline for the installation.

Prudy suggested that they work on finishing the coir/gabion baskets on the eastern side of the structure at this time, and then they could relocate the driveway without having to wait until the project is completely finished. George said it would be much cleaner to do the driveway at the end of the project. If the project is not completed before April 15 they cannot start work again until October 1.

After a discussion over when it made the most sense to put the new driveway in, it was decided that the location for future access for nourishment needs to be determined in the field before the existing driveway can be abandoned and planted. The plan will be revised to show the access for nourishment and the footpath. A site visit will be scheduled to review all the components of the driveway relocation plan.

Tara suggested that the board accept the driveway plan as part of the restoration work for the two outstanding Orders of Conditions for these two properties and that Certificate of Compliances for both projects not be issued until the driveway is completed. No action was taken.

Map 11 Lot 36/ SE79-306/ Peters driveway: Tabled to the next meeting.

Administrative:

Map 7 Lot 127/112 Longview Road/Small shed: Tabled to the next meeting.

Map 32 Lot 30/ 18 Tiasquam Road/ Administrative Review: Tree removal/storm damage: Approved.

Correspondence

In: Map 13 Lots 5 & 8/NHESP letter dated March 1, 2017

Out: Map 13 Lots 5 & 8 Order of Conditions

There being no new business to conduct, the meeting adjourned at 6:20 PM.

Respectfully submitted,

Maria McFarland
Board Administrator
APPROVED