

WEST TISBURY  
CONSERVATION COMMISSION  
MINUTES OF MEETING  
July 26, 2016

**Present:** John Brannen, Whit Griswold, Binnie Ravitch Peter Rodegast, Michael Turnell, and Tara Whiting

**Absent:** Prudy Burt,

**Staff Present:** Maria McFarland

**Also present for all or part of the meeting:** Chris Alley, Joe Capobianco, Kris Horiuchi, and John Lolley

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

**Minutes:** The minutes of the July 12 meeting were approved. Michael and Peter abstained.

**Continued public hearings:**

**James Pond/SE79-364:** continued 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 the West Tisbury Board of Selectmen and Herring Warden for a project proposed at James Pond and Map 6 Lots 13 and 20. The project consists of work associated with the breaching the barrier beach at James Pond including dredging the associated meander for the purpose of restoring a fish passageway, placement of fiber rolls and salt marsh plantings.

No quorum of members eligible to vote on this application being present, a motion was made and seconded to continue the public hearing on this matter to September 13 at 5:10PM. All in favor.

**Map 1 Lot 26, 28 & 29/SE79-370:** 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.

The hearing was opened at 5:15. No one was present for the applicant. The hearing was recessed to later in the meeting. After the hearing on Map 1 Lot 35.2, the chair opened this hearing again. No one was present for the applicant.

The DEP file number letter dated July 15 noted the lack of information in the Notice of Intent on the methodology and equipment to be used to cut down and remove the trees in the Bordering Vegetated Wetland.

The DEP letter was read for the record. Minutes from the July 12 meeting were reviewed to determine what information was provided during the first public hearing. Members reviewed the project plan again.

A motion was made and seconded to continue the public hearing on this matter to August 23 at 5: 10 PM. All in favor.

**Map 1 Lot 35. 2/SE79-371:** 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.

Chris Alley and Kris Horiuchi were present on behalf of the applicant.

### **Issues Discussed:**

Kris submitted a revised landscape plan that now includes notes that the stepping stones on the existing path will be removed and that there will be a 3 foot wide mown path between the lawn area and the terrace and from the terrace to the beach stairs. Kris also submitted a revised sketch that shows the reconfiguration of the patio so that none of the new patio is in the No-Disturbance Zone. The beach path and the terrace path will be mowed as needed.

Chris Alley said the beach stairs are functional and sturdy. His site protection plan has been revised to show the existing stairway profile. It currently does not need repair. They would like to have approval to do minor repairs in the future without having to file a separate application.

John asked about erosion behind the footings. Chris said the stairs are at a 90 degree angle from the beach. When the platform needs to be replaced, it will be raised to allow 6" clearance to grade.

Because the stairs were never permitted and may pre-date the regulations, a motion was made and seconded to approve the location of the stairs in the current condition. All in favor.

Discussion continued on the proposal to rebuild the terrace and to create a meadow using native blue stem plantings.

In the footprint of the existing house within the No-Disturbance zone and around the footprint, the existing grass will be converted to a meadow using 100 5" little bluestem plugs. Kris would like to plant the bluestem plugs in the spring and have temporary above ground irrigation for one season. The meadow area will be mowed after the bluestem has gone to seed in October.

The entire terrace and retaining wall will be replaced with stone. The applicant would like to maintain/restore the grass in the outer buffer zone.

Kris expressed concern that the first 50 feet of the buffer zone would be colonized with invasive species if they don't do something. Within the existing grass area in the no-disturbance zone the applicant will plant native shrubs including beach plum, bayberry and sweet fern.

After a brief discussion about the appropriateness of little blue stem near the top of the coastal bank, it was agreed that a selection of woody plants be placed in the No-Disturbance Zone and that the meadow could go forward.

The 25 foot No-Disturbance Zone will be permanently delineated with granite cobblestone markers. This will be shown on the project plan.

A limit of work line will be established prior to the demolition of the house and a limit of construction put in place for the new house. The plan provides a 20 feet construction zone around the footprint of the new building and the pool. The construction fence will go 15 feet into the outer buffer zone.

Members revisited the suggestion from the last meeting that existing grass mat be reused. Kris said it falls apart in sandy soil. She questioned the practicality because it would not be a high quality mat.

Public Comment: None

Special conditions will include: the standard conditions for this type of project and will also a special condition that no revetment will be permitted if the coastal bank erodes to the point where the house is in the buffer zone.

The public hearing was closed.

A motion was made and seconded to approve the project as revised during this meeting. A revised landscape plan and updated narrative will be submitted. The motion in favor was unanimous. Mike and Peter were not eligible to vote.

**New Business:**

Map 7 Lot 52/Goats located at 366 Lambert's Cove Road/Letters dated September 2015 and July 25, 2016 letter were read aloud for the record.

Maria updated the board. She suggested that Ms. Marshall write letters to the Board of Health, the Board of Selectmen and the Police Department regarding her concerns about the site conditions and the traffic hazard posed by the cars and trucks. Maria said she also gave Ms. Marshall the address of the Executor of the estate of William Deeble, the deceased owner of this property.

The board reviewed the steps it has taken to get the fencing for the pen moved back as far from the pond as possible. Whit mentioned that the pond at the intersection of Capawock, Naushon and Norton Farm Road has the same green algae as this pond. Peter suggested testing the water

quality. Maria said the Board of Health doesn't test the water in this pond because it is not a public swimming location. The property owners could have the water tested.

The board shares the concerns expressed in Ms. Marshall's letter. A follow up site visit will be arranged.

**Black Brook Crossing/culvert failure:** Informal meeting with John Lolley and Joe Capobianco attended to discuss short term mitigation measures to deal with a failed culvert.

John is a structural engineer who has been hired by the neighborhood association. Joe is the neighbor association representative.

John described the site conditions. There is a depression in the road caused by the failure of a 36" culvert and a hole in the road on the downstream side of the culvert. John said he thinks there is a ph. problem with the water and plans to have a water sample tested. He told the board that the galvanized steel has totally rusted, the lateral bracing is gone, the support for the headwall is getting washed out and the headwall is cracking and coming apart.

John noted that at some point in time a mound of concrete was placed on the upstream side of the culvert.

Until a project can be approved, the plan is to close the road to truck traffic. All necessary fire and safety departments will be notified. There are others means of access to the properties on this road.

John did not think the culvert could be repaired.

Joe said he contacted John Keene to put some jersey barriers and he will work on notifying all the necessary parties about the closure. The road will be closed to truck traffic to reduce the load on the road.

Members discussed how to keep runoff from causing further erosion. Mike suggested putting filter fabric into the hole that would capture sediment and some rocks and put a piece of plywood over the hole.

Tara suggested we contact Tim Chorey of the Division of Ecological Restoration. Maria will make an inquiry.

A notice of intent will be filed as soon as possible.

No action was taken.

**Administrative:**

**Correspondence:**

**In:** Letter from Laura Marshall abutter to property where goats are located on Lambert's Cove Rd.

**Out:** Map 1 Lot 26 SE 79-129/40 Norton Farm Road/: Certificate of Compliance  
Map 1 Lot 26 SE 79-146/40 Norton Farm Road:/Certificate of Compliance  
Map 1 Lot 35.275 Naushon Road/SE79-87: Certificate of Compliance

There being no new business to conduct, the meeting adjourned at 6:30 PM.

Respectfully submitted,

Maria McFarland  
Board Administrator  
APPROVED