

WEST TISBURY
CONSERVATION COMMISSION
MINUTES OF MEETING
November 22, 2022

The meeting was held via Zoom in accordance with the Governor's order suspending certain provisions of the Open Meeting Law, G.L. c.30A sec.20. Public participation will be via remote participation (Zoom) pursuant to M. G. L. Chapter 20 of the Acts of 2021.

Present: Fred Barron, Geraldine Brooks, Whit Griswold, Angela Luckey, and Donna Paulnock

Absent: Peter Rodegast, and Michael Turnell

Also present for all or part of the meeting: Richie Olsen, Sasha Robinson-White, and Tracey Smith

Whit called the meeting to order at 5:02 PM.

Minutes: The minutes of the October 11, 2022 meeting were approved as revised. Roll Call Vote: Angela-aye, Donna-aye, Fred – aye, Geraldine – aye, and Whit-aye.

Public Hearing:

Map 3 Lot 76.1/SE79-445: 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., on behalf of Patty B. Rocklage, Trustee of the Patty B. Rocklage Trust, for a project to install a swimming pool and perform associated site work within the second 100 ft of the Riverfront Area. The project location is 22 Bridge Lane.

Tracey Smith presented the pool proposal. The stream and wetland are down a steep slope and across Bridge Lane. The slope is well vegetated. The property is elevated approximately 20-30 feet above the stream. It will be necessary to do some grading and retaining of soils to make a flat surface for the pool.

Tracey reviewed the alternatives analysis that addresses the requirement under the regulations to demonstrate that there is no other practicable location for the pool.

Sasha Robinson-White, architect for the property owner, explained that the final orientation of the pool was determined by the need to keep the retaining wall at the edge of the terrace as short as possible, to keep the pool out of the 50 ft zoning setback and out of the Riverfront Area, which was impossible to do. The current landscape is lawn. One tree to be removed is dead and a maple tree that will be too close to the pool will be relocated. The pool equipment will be placed underneath the existing screened porch in a soundproof bunker.

Commissioners Comments/ Questions:

Whit asked the direction of the flow of the stream. Sasha explained that it flows downhill from the bridge towards Lambert's Cove road.

Fred commented that everything on the site looked very responsible and that the wetland will not be compromised. Whit agreed.

Geraldine asked if the applicant had considered a natural swimming pool. Sasha replied that a natural pool was considered at one point but the property owner wasn't convinced. The pool will be gunite with

a salt water sanitation system. Sasha will send more details on the system to the office. The pool will be filled by a water truck.

Geraldine added that she appreciated that the pool fence was kept tight to the pool.

The plan does not show erosion control measures. The board requested a double layer of silt fencing stapled to a wooden construction fencing. It will be located along contour 52. Stock piling will be between the pool terrace and the driveway within a lawn area. The site plan will be revised accordingly.

There being no public comment, Whit closed the public hearing.

Angela made a motion and seconded to approve the Notice of Intent as presented with standard pool conditions. Roll Call Vote: Angela-aye, Donna-aye, Fred – aye, Geraldine - aye, and Whit-aye.

New Business:

Paving of Indian Hill Road: The board met informally with Richie Olsen, Highway Superintendent regarding the repaving of Indian Hill Road. Maria prefaced the discussion by explaining that paving a road over a culvert and near wetlands is considered a redevelopment project under the Massachusetts Stormwater Regulations and requires some level of permitting from the Commission beyond an administrative review.

The repaving will start at the intersection of South Indian Hill Road and Christiantown Road. In the area of the Cournoyer property there is a stone culvert and a wetland north of the culvert. He had the repaving scheduled for the week of November 28 but after talking with Maria, Richie went out to take pictures of the culvert and found that he wasn't happy with the condition of the stonework. He has asked Vineyard Land Surveying and Engineering to assess the condition of the culvert before work proceeds at least in this area. Richie said the culvert has taken a lot of abuse over the years. He would like to hold off on that section. but he would like to do the project to the edge of the Douglas/Arrowood Farm property line.

Geraldine asked if this is the same stream that runs through ArrowHead Farm. It is. Richie said he would end the paving 200-300 feet from the culvert.

Maria said she is less concerned about the wetland location in proximity to the road than she was about the culvert.

Whit said the road is very flat so there shouldn't be any runoff issues. Richie said that the major part of the road pitches away from the wetland.

The board agreed that Richie can proceed with the repaving of Indian Hill Road up to approximately 200 feet south from the culvert. He will report back to the board once the culvert has been inspected.

Old Business:

Bylaw revisions view channel edits review: Tabled to a future meeting.

Blackwater Brook Farm/ Runamuck Farm and Leonard-Peck Farm: No update.

Administrative:

Map 3 Lot 76.1/SE79-387 22 Bridge Lane//Certificate of Compliance for addition: A motion was made by Geraldine, seconded by Fred to sign off on this project. Roll Call Vote: Angela-aye, Donna-aye, Fred – aye, Geraldine – aye, and Whit-aye.

Correspondence:

In: Map 6 Lot 2/ Notice of Filing/ Request for Superseding Determination of Applicability
Out: Map 6 Lot 2/ 145 Obed Daggett Road/Determination
Map 23 Lot 10 /301 North Road/ Letter regarding clearing
Map 32 Lots 105, 105.1, 122 and 131/ 1005 State Road/ Parsonage Pond/SE79-269/Hydro-rake project
Map 35 Lot 1.2/ 122 Pond View Farm Road/ SE79-413/Certificate of Compliance/ Dock

There being no new business to discuss, the meeting adjourned at 5:47 PM.

Respectfully Submitted,

Maria McFarland
Board Administrator
APPROVED
JANUARY 10, 2023