

WEST TISBURY
CONSERVATION COMMISSION
MINUTES OF MEETING
February 27, 2024

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, Whit Griswold, Angela Luckey (arrived at 5:20pm) , Chris Lyons, and Ernie Thomas

Absent: Geraldine Brooks, Peter Rodegast and Michael Turnell

Staff Present: Maria McFarland

Also present for all or part of the meeting: Bryan Collins, Cody Coutinho, Kris Horiuchi, and Megan and Charles Teague

Whit Griswold called the meeting to order at 5:08 PM.

Minutes:

In the absence of a quorum, Fred was asked to vote.

A motion was made by Ernie, seconded by Chris, to approve the minutes of the January 23, 2024 meeting as presented. Roll Call Vote: Chris-aye, Ernie -aye, Fred-aye and Whit -aye. A motion was made by Chris seconded by Ernie, to approve the minutes of the February 13, 2024 meeting has amended . Roll Call Vote: Chris -aye, Ernie -aye, Fred-aye and Whit-aye.

Public Hearing

SE79-452: a public hearing under 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, for a project to remove an unpermitted revetment from the 1960's and replace it with a 267' rock revetment, flanked by 50'arrays of fiber rolls and gabion baskets on the north and south ends of the revetment to protect an existing circa 1930 cottage at **271 John Cottle Road (Map 6 Lot 6) owned by Paul's Point Area Realty, L.L.C.** Sand nourishment is also proposed. Access to the site will be via an existing driveway on **245 John Cottle Road (Map 6 Lot 7.2), owned by Harrowby Property Co, LTD, and 257 John Cottle Road (Map 6 Lot 7.4)** owned by Dunster Realty, L.L.C. A 690 ft temporary construction access road on the beach is proposed between the existing driveway at 257 John Cottle Road and the site of the proposed shore protection. Michael Turnell recused himself from this project.

At the applicant's request, a motion was made by Ernie seconded by Chris to continue this public hearing to March 26, 2024 at 5:25 PM. Roll Call Vote: Angela-aye, Chris-aye, Ernie -aye, and Whit- aye.

Map 7 Lot 70/ WTCC2024-01: a public hearing under the requirements of the West Tisbury Wetlands Protection Bylaw and regulations, to consider a **Notice of Intent** filed by Vineyard Land Surveying & Engineering, Inc on behalf of Allan and Cathy G. Tasman, Trustees of the Cathy G. Tasman Revocable Trust Agreement for a project located at 56 Longview Road. The project consists of the demolition of an existing single-family dwelling, and the construction of a new

dwelling, septic tank tie in, utilities and associated landscaping and site work in the Buffer Zone to an Isolated Wetland.

Cody Coutinho of Vineyard Land Surveying and Engineering review the project for Commissioners. The existing Gambrel style house will be demolished and replaced over the same footprint. The septic tanks will be relocated to keep the 10 ft. setback required by the BOH. The isolated wetland is 63 feet from the edge of the new deck. The owners are not inclined to shift the house further from the wetland because they would like to retain the view they currently have. No new landscaping is proposed.

Commissioner's Comment's Questions:

Whit asked about the plans for protecting the wetland. Cody said there is room to get a siltation fence at the back of the house.

Ernie asked if the property owners talked about demolishing the house and rebuilding it further from the wetland. Cody said he personally hadn't spoken to them or to the architect, but they don't want to get closer to their neighbors. When asked about rotating the house to get it further from the wetland, Cody replied that that would put the new house too close to the neighbors.

Chris commented that silt fencing is needed because of the slope toward the wetland. The erosion controls can go along the 50-foot setback line. He noted that the roof runoff should be directed into drywells and not allowed to flow from the gutters toward the wetland.

There being no further discussion, Whit closed the public hearing.

A motion was made by Ernie, seconded by Angela to approve this project as presented with the usual conditions. Roll Call Vote: Angela – aye, Chris -aye, Ernie -aye, and Whit-aye.

Map 13 Lot 2/SE79-463: 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 Vineyard Land Surveying & Engineering, Inc on behalf of Megan D. and Charles J. Teague, Trustees of the Megan D. Teague 2016 Revocable Trust Agreement, for a project located at **48 Forest Road**. The project consists of the substantial renovation of an existing 8-bedroom single-family dwelling, construction of a pool, pool equipment enclosure, and porch; to install a new well and a new septic system, and to perform associated site work and landscaping. The applicant also proposes to abandon and fill in the existing cesspool and to construct a new septic system, and abandon an existing well, both within the No- Build Zone. All other work is within the Buffer Zone to a Bordering Vegetated Wetland.

Whit welcomed the Teagues. Cody reviewed the project plan.

The house has been vacant for a couple of years and is in disrepair. The plan is to save the center of the house and tear down and rebuild the wings. Two existing cesspools will be abandoned and filled in. They will pull the wing sections of the house out of the No-Build Zone. Erosion control measures will be located to prevent runoff toward the intermittent stream.

Kris Horiuchi, landscape architect, spoke about the landscape plan. The property owners are trying to be sensitive to the cultural and architectural history of the property as well as the landscaping.

Kris made the following points about how the landscape plan will improve site:

- The proposed pool will replace an existing terrace.
- The driveway is looped but a little steep so they would like to lift it up and make it wide enough for two cars to pass each other.

- Because the site drains toward the building and the retaining wall doesn't function well they have designed a plan to keep water away from the house and to define the landscape around the footprint of the house. They plan to manage runoff on the sloping site to keep the house drier by adding gutters and down spouts. The blue circles on the plan show the drainage system designed by Vineyard Land Surveying.
- The new title 5 system will be moved out of the Buffer Zone.

Commissioners Comments/ Questions:

Whit asked Cody to clarify which trees were being limbed and which were being removed. The trees are primarily Oaks. Whit said he appreciates the effort to maintain the landscape.

Angela asked about a natural pool. Kris responded that a natural pool doesn't work for this site as there isn't enough room. There was then a brief discussion about how a natural pool works.

Chris asked about mowing down to the edge of the pond. He noted that there is a picnic table and path down to the beach. Kris explained that this property abuts the beach lot owned by the Seven Gates Corporation. The picnic table and the mowing is on the 7 Gates property. Kris asked this area not be considered part of this application and that the matter of mowing be addressed separately.

Maria noted the 2 boards that are over wet area where the intermittent stream runs to the ocean. Kris said she understands the Commissions concerns about the areas that are close to the pond, but that for this submission she would like the focus to be on the house and landscaping around it.

Ernie asked for clarification on the setback lines on the plan. Ernie also asked if there will be a full basement. Cody wasn't sure. There are water issues in the basement now. Maria asked if they know how high the groundwater is. Cody replied that VLS is planning to place some monitoring pipes around the house.

Kris noted that the retaining wall will help create a level area where the new title 5 septic system will be located. The leach field is outside the Buffer Zone.

Mr. Teague said they tried to preserve what is there. He appreciated that the Commission is considering their proposal.

Whit closed the public hearing. A motion was made by Ernie, seconded by Chris to approve the project as presented with the condition that the applicant will come back with more detailed landscaping plans and plan for a view channel within 6 months of the substantial completion of the house. Roll Call Vote: Chris -aye, Ernie -aye, Angela -aye and Whit-aye.

New Business:

Brandy Brow: The informal meeting with Steven Lester of the Complete Streets Committee was tabled to a later date. Rachel Baumrin, Chris's wife is the chair of the Complete Streets committee. She was willing to fill the members in on her understanding of what Mr. Lester is proposing. The Complete Streets Committee is looking at areas that can be used for safe access to get walkers and bikers into town.

Rachel explained that Mr. Lester is a trail builder by profession who primarily builds biking trails. On a site visit her committee noticed a father and son on bikes using the path.

Mr. Lester looked at the path and feels that he could do noninvasive trail repair that would not impact any of the natural habitat by creating a berm that goes over the roots and is shored up so it won't erode. He would create a flat plane that bikes can cross without going directly over the roots.

According to Rachel, Mr. Lester thinks it would not impede upon the natural environment, but would create a safe access point to get from the path on the pond side of State Road and into town safely by the library.

Rachel told the members that her committee is eager to have an answer because the Complete Streets Committee is in the final stages of preparing their shared use path project. They are trying to decide if crossing over Brandy Brow is viable or if they should focus on how to direct people from Old County Road over to Scotchman's Lane. Rachel added that in the Highway Superintendents opinion it isn't safe to go down Scotchman's Lane.

Rachel went on to explain the other details that would make access over Brandy Brow a safe way to get into town that they need to sort out; including speaking with the Highway Department and the State about putting a crosswalk in by the Mill Pond.

Commissioners Comments/ Questions

Fred said he loves the path and uses it a lot. He doesn't think it is intended for bikes.

Maria asked who would pay for such a project initially and who will be responsible for doing the maintenance. Rachel replied that Mr. Lester would install it for free.

Public Comment: Maria read an email from Tara Whiting into the record. The email states her opposition to altering the path across Brandy Brow. No action was taken.

There being no other business to discuss, the meeting adjourned at 6:55 PM.

Respectfully Submitted,

Maria McFarland
Board Administrator
APPROVED
3/19/2024