

WEST TISBURY
CONSERVATION COMMISSION
MINUTES OF MEETING
February 28, 2023

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, Peter Rodegast, and Michael Turnell. Angela Luckey arrived at 5:20 PM

Absent: Donna Paulnock

Staff Present: Maria McFarland

Also present for all or part of the meeting: Dan Connell, Cody Coutinho, Kris Hourichi, Bill Plapinger, Phil Reagan, Peter and Rachel Sorrentino, Reid Silva, and Rebekah Thomson

Whit Griswold called the meeting to order at 5:05PM.

Minutes:

Approval of the minutes of the January 24, 2023 meeting were approved as revised. Roll Call Vote: Fred- aye, Geraldine -aye, Michael,-aye, Peter-aye, and Whit -aye.

Approval of the minutes of the February 14, 2023 meeting were tabled to the next meeting.

Public Hearing:

Map 35 Lot 7/ SE79-448: 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 Vineyard Land Surveying & Engineering, Inc, on behalf of Peter and Rachel Sorrentino for a project located at 71 Carl's Way. The project consists of the demolition of the existing single-family dwelling and guest house, and the construction of a new house, guest house, pool with decking and terraces, gardens, and septic system together with associated site work. Demolition work is within the Riverfront Area and the new construction is within the Buffer Zone to Land Subject to Coastal Storm Flowage.

Cody Coutinho, Phil Regan and Kris Hourichi are the Sorrentino's representatives.

Cody presented the following details:

This property was developed 25 years ago.

The existing house to be demolished sits within the last 50 ft of the Riverfront Area. The new 4, 866 sq. ft house will have 788 sq. ft of habitable space below grade.

Issues discussed:

Size and scope of the project that sits entirely within the Buffer Zone to LSCSF

Size impacts need for retaining wall and grading below the flood elevation

Need to have below grade space where ground water is high and would require height relief from the ZBA. The Planning Board has deemed this an open property which restricts the ridge height of the roof to 18ft.

Commissioner's Comments/Questions:

Peter made a motion, seconded by Michael to continue the public hearing on this application to March 28, 2023 at 5:20 PM. Roll Call Vote: Angela -aye, Fred- aye, Michael,-aye, Peter-aye, and Whit -aye.

New Business:

Brandy Brow/ Annual Maintenance: Every spring the Commission asks the Highway Department for help in the maintenance on this property. The Highway Department inspects the property and reports what needs to be done. This year, Jesse Oliver, foreman of the department recommended replacing the entire fence that runs along the top of the hill along State Road. Short of doing a full replacement, 2 posts and 7 rails need replacing. The estimate from Cottle's Lumber Yard for a full replacement is \$1, 176. Rails costs \$15 each and posts \$29 each. A motion was made and seconded to replace the 2 posts and 7 rails. Roll Call Vote: Fred- aye, Geraldine -aye, Michael, -aye, Peter-aye, and Whit -aye.

Mill Pond Path additional trimming: Maria reported that Rez Williams has approached the Select Board and the Complete Streets Committee about the path along the Mill Pond and the possible installation of a cross walk at the end of the path across to the path at Brandy Brow. Rez has asked that the shrubs along the path along the Mill Pond be trimmed as a matter of public safety. Maria reviewed the provisions of the determination issued by the Commission and showed the members a series of photos of approaching cars along the Edgartown West Tisbury Road to document the issue.

Michael and/or Maria will flag the shrubs that need trimming.

A motion was made and seconded approve this work.

Roll Call Vote: Fred- aye, Geraldine -aye, Michael, -aye, Peter-aye, and Whit -aye.

Old Business:

Map 15 Lot 1/274 Indian Hill Road/ Notice of Violation:

After a brief discussion, a motion was made and seconded to approve the Notice of Violation subject to final edits to be made by the Chair.

Roll Call Vote: Angela -aye, Fred- aye Geraldine – aye, Michael-aye, Peter-aye, and Whit -aye.

Administrative:

Correspondence:

In: Notice of Intent/ 140 Sarita Walker Road

Out: Order of Conditions/WTCC2023-1/80 Plum Bush Point Road

Map 36 Lot 18/ SE79-416/70 Taffy's Field Road/ House demolition and rebuild/
landscaping

Trustee of Reservations/ Long Point/Confirmatory Certificates of Compliance for lost
certificates: SE79-151-prescribed burns SE79-267-Phragmites removal, SE79-282-
Restoration of duck blinds and SE79-288-prescribed burns

There being no new business to discuss, the meeting adjourned at 6:54 PM.

Respectfully Submitted,

Maria McFarland
Board Administrator

MINUTES APPROVED March 28, 2023