

WEST TISBURY  
CONSERVATION COMMISSION  
MINUTES OF MEETING  
March 14, 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:** Kim & Troy Stanfield, Marilyn O' Connell, Sarah Flores, Matt Cramer, Tracey Smith, George Sourati, Bryan Collins

Peter Rodegast called the meeting to order at approximately 5:00 PM as Whit was not yet there.

**Minutes:**

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

**New Business:**

**Map 32 Lots 3 and 5/ Unauthorized brush cutting and tree pruning:** The Harleys authorized brush-cutting on their property and the landscaper crossed the boundary onto the Kenney's property and cut around 5,000 square feet in the resource area. Members discussed sending a letter to Harley copying Kenney, advising not to do it again, let it grow out, and designating the areas they may and may not cut. Members want a 25-foot no-cut zone on the edge of the stream. Maria will draft a letter for them to vote on next meeting. The board will continue to monitor the location. Geraldine mentioned that there's another property in the same area that also has unauthorized cutting and she will let Maria know where so that she can get in touch with them.

Geraldine moved to write a letter as described for Whit to approve. Mike seconded. Roll Call Vote: Fred-aye, Geraldine-aye, Michael - aye, Peter-aye, and Whit -aye.

**Public Meeting**

**136 Naushon Road:** a public meeting under the requirements of G.L. Ch.131 § 40, as amended, and West Tisbury Wetlands Protection Bylaw and regulations, to consider a Request for Determination of Applicability filed by Schofield, Barbini & Hoehn, Inc., on behalf of Phillip Heller for a determination on a project to install a replacement well and perform associated site work within 30 feet of a wetland.

Tracy screen-shared the plan and explained the request. Tracy said they attempted to move the placement of the new well further from the wetland but there was not much space available without cutting down trees. Fred said that on the site visit they found a pipe going down into the wetlands diverting water, but they are not sure what it's for, perhaps a gutter. It is from the previous owners. The board agreed that the proposed location was the best choice. Members discussed the brush that was old and had been cut before and wanted to ask that it not be cut again and to contact the Commission if they want to remove the brush in the future. Maria will also talk to them about removing the drainage pipe, but it was decided not to make it a condition of the determination.

Peter moved to find this a negative determination that an Order of Conditions is not required as this is a well replacement and approve the proposed Mike seconded. Roll Call Vote: Fred– aye, Geraldine-aye, Michael - aye, Peter-aye, and Whit -aye. Angela who arrived late abstained from the vote.

### **Public Hearing:**

**Map 38 Lot 7.1/SE79-449:** 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 on behalf of Troy and Kimberly Stanfield for a project located at 140 Sarita Walker Road. The project consists of the demolition of an existing barn partially located within Land Subject to Coastal Storm Flowage (LSCSF) and construction of a new barn within the Buffer Zone to LSCSF.

George was present to explain the request. The new barn will be almost half the size of the existing, and will located further away from the setback for the wetlands. The applicant would also like to install a septic tank and pump chamber near the barn to be pumped to a leaching field at a future guest house site outside of Con Com jurisdiction. A very small portion of the project is within the 100-year flood line.

### **Commissioner’s Comments/Questions:**

Peter commented that this barn would be better environmentally than an active horse barn this close to the wetlands and the bathroom will be pumping up the hill away from the wetlands. He doesn’t see a problem with the demolition as the area is already disturbed. Fred also agreed that it would be an improvement to what’s there. The other members agreed that it was better and had no problems with it. Maria asked George to put a limit of construction on the plan and get it back to her. Mike asked about landscaping and George said that he believes it will just be kept meadow, but if that changes they will present a landscape plan for their review and approval.

Angela made a motion to approve the demolition of the old barn and construction of a new barn as shown with the conditions that there be site protection, tarp over the dumpster, limit of work for demo and construction, seconded by Mike. Roll Call Vote: Angela -aye, Geraldine – aye, Fred– aye, Michael-aye, Peter-aye, and Whit -aye.

### **Old Business:**

**Map 15 Lot 1/274 Christiantown Road/** Maria advised that Chris Cottrell has hired Brandon Frano(?) of Environmental Services to do a wetland delineation and report.

**Bylaw revisions view channel edits review:** Maria advised they need to set up a separate meeting for this and come prepared, or they can form a sub-committee and bring their proposals to the full committee. Fred, Angela and Whit all volunteered to be on the sub-committee with Maria present too. Fred has notes he’s made already and will send to Maria. Discussion followed on the consultants notes on buffer zones and the bylaws in general. Maria spoke about a handbook on buffer zones that is available to the committee. She also mentioned they need to think about consistency with how they interpret the bylaws.

- Blackwater Brook Farm/ Runamuck Farm and Leonard-Peck Farm: was not discussed.

### **Administrative:**

**Correspondence:**

In: Notice of Intent/ Septic system/ 226 Middle Point Road/ Map 39 Lot 9: Maria mentioned that she had not written a legal ad for this notice so they would not be doing a site visit on the 28<sup>th</sup>.

Out: Map 15 Lot 1/ Notice of Violation

There being no new business to discuss, the meeting adjourned at approximately 6:15 PM.

Respectfully Submitted,

Maria McFarland  
Board Administrator  
APPROVED 7/11/2023