

WEST TISBURY  
CONSERVATION COMMISSION  
MINUTES OF MEETING  
March 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: Peter Rodegast, Mike Turnell, Geraldine Brooks, Fred Barron, Angela Luckey (5:20pm)

Absent: Donna Paulnock, Whit Griswold

Staff: Tara Whiting-Wells

Also present: Kris Hourichi, Tom Shockey, Miguel de Braganca, Phil Regan, Bryan Collins, George Sourati, dmmcdermot (?), Christina Robbins, Will McKinney

Mike moved and Fred seconded to approve the minutes of February 28<sup>th</sup> as corrected. Roll call vote: Mike-aye, Peter-aye, Fred-aye, Geraldine-aye. Question of whether or not the minutes of 2/14 were ever approved. Tabled.

Review of calendar: ATM Aril 11<sup>th</sup> (therefore no meeting of CC that day). ATE April 13<sup>th</sup> 7am-8pm.

Question: did Cottrill/Indian Hill Rd violation letter go out?

Fred Barron; recommended Ernie Thomas (who has shown interest) to the CC as an alternate. All agreed Peter would reach out to him and ask him to submit letter of interest to BoS.

**Public hearings:**

**Continued:**

**5:20 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.

Peter reopened the hearing. There was a site visit for this project earlier in the week. Hutker (Phil Regan) agents said they had conversations with the owner since that site visit but have not had a chance to fill Reid in so there are no revised plans. They asked that because Whit was not able to make this meeting and that because it was going to be continued anyway would the board please open and immediately continue until April 18<sup>th</sup> at 5:20 pm? All other members confirmed that they would be available for that meeting. Geraldine moved to continue until the 18<sup>th</sup>, Fred second. Roll call vote; Geraldine-aye, Fred-aye, Mike-aye, Peter-aye, Angela-aye.

Discussion of schedule and timing of hearings. Discussion of moving meetings to 5:30. Discussion of not giving hearing a time so as to be able to move on through them. Mike asked about changing the times of site visits more towards the end of the day as being in the middle of a work day is very challenging. More on this when Maria is back.

**5:45 PM:** 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 install a new septic system and perform associated site work within Land Subject to Coastal Storm Flowage on Tisbury Great Pond. The project location is 226 Middle Point Road Assessors **Map 39 Lot 9** owned by Almostendofthedirtroad, LLC.

Peter opened the public hearing and Bryan Collins shared his screen with the plans.

Current buildings were renovated in 1996 with a new septic tank and pit. Current renovations were approved about a year ago. At the time of purchase the septic passed but George has found defective plumbing and hairline cracks. Decided to upgrade the entire system, not enhanced, approved by the BoH 03/09/2023. Why not enhanced?? 1996 is was a 4-bedroom septic, this will be a 3-bedroom septic but there are only 2 bedrooms in the house. While there is an enhanced system at 216 that was new construction. It is not required for an upgrade but the policy is the require enhanced.

Comments: Geraldine stated she feels it is a missed opportunity to put in enhanced system and why not do the right thing for the pond?

Fred echoed this sentiment and thinks every opportunity should be taken to protect this environmentally sensitive area.

George re stated that it is BoH jurisdiction and that the number of bedrooms has been reduced.

Geraldine pointed out that the structure is grandfathered and would not be allowed to be built there today so even more reason to have the enhanced system.

Andrea as well as all other concurred.

Peter summed up and explained it may be continued anyway.

George asked that if they did an enhanced system would we be able to approve today? Including a special condition that would allow the CC to add conditions for 30 days.

Commissioners were in favor of this; other questions that came up;

Mike questioned 'height' of the mound? George explained state regs stipulate 5' of separation from groundwater.

Peter asked about a restoration plan? There is a landscaper on site who has been removing and storing native plants on the property. They are then replanted at the disturbed sites. (huckleberry etc)

Access will be along the trench line and the N & W side of the house. No disturbance between the existing driveway and the site. Keene doing the work and George overseeing.

Mike states that he trusts Keene's work; they are sensible and limit the impact and trusted George to oversee it. Fred restated the appreciation of going with enhanced system.

Peter closed the hearing and discussed special conditions;

- existing vegetation to be stockpiled and replanted

- silt fence or rebar with rope or some limit of work laid out

- 12' total (6' on either side of the trench); 10' around work area

- stock piles in parking area

- add note stating CC may add conditions for up to 30 days

- need a revised plan with new system which will be filed with the BoH as well.

Geraldine motioned to approve application as amended and conditioned, Fred second.

Angela-aye, Fred-aye, Mike-aye, Peter-aye, Geraldine-aye

There being no new business the meeting adjourned at 6:30pm

Submitted by Tara J. Whiting-Wells

APPROVED April 18, 2023