

WEST TISBURY
CONSERVATION COMMISSION
MINUTES OF MEETING
August 21, 2018

Present: John Brannen, Prudy Burt, Whit Griswold, Binnie Ravitch, Peter Rodegast, Michael Turnell, and Tara Whiting

Staff Present: Maria McFarland

Also present for all or part of the meeting: Nick Briggs, Kristen Fauteux, Sasha Robinson-White, Kara Shemeth, Reid Silva, Russell Soder, and Robin Weiss

The meeting was called to order at 5:00 P.M. Tara Whiting, Chairman presiding.

The minutes of the July 10 meeting approved as revised. Binnie, Michael and Peter abstained.

Continued Public Hearing:

Map 3 Lots 3.4 and 3.6/ SE79-386: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 Russell Soder and Angela Goethals on behalf of Sheriff's Meadow Foundation and Falling Meadow LLC for a project at 40 & 50 Boghouse Way. The project consists of the replacement of an existing 234 foot long boardwalk through a Bordering Vegetated Wetland and River Front Area. Peter and Michael recused themselves and went to sit in the audience.

The hearing was continued to tonight to give the applicant an opportunity to investigate using non-pressure treated wood for the replacement.

Russell Soder submitted a revised project description to include natural rot resistant wood for the footings; pressure treated wood for the framing and natural wood for the decking. They intend to replace the 200 foot section in the same footprint using the same post locations. The two smaller sections may be done. Kristen reminded everyone that the board agreed to the design at the first meeting and that the only outstanding issue is the materials.

Commissioners' Comments/Questions

Prudy asked if the boardwalk was on footings such as the pin foundation system that could be re-used. Kristen said no. The footings are wooden posts.

Prudy noted that the non-pressure treated wood boardwalk that is there now lasted more than 25 years. She wanted to know if they investigated locally sources materials that could be used for the framing instead of pressure-treated wood. Russell said they did and found that non-pressure treated wood was too expensive. Robin said the cost of the milling locally sourced wood is very expensive. Robin added that she spoke with Steve Ewing who told her that using pressure treated wood for the framing is the best way to keep costs down.

Binnie asked about the plan to remove the existing boardwalk, and Tara asked who was doing the work. Russell replied that the old boardwalk will be removed off site. They haven't hired a contractor. The person who represented them at the first meeting is no longer involved.

There being no public comment. Tara closed the public hearing. A motion was made and seconded to approve the revised project. The vote on the motion was 4-1. Binnie, John, Tara and Whit voted yes. Prudy voted no.

A motion was made and seconded to approve the following special conditions:

- All the work will be done by hand. Old boardwalk will be removed and disposed of off-site. No storage or stockpiling of materials in the resource area or buffer zone.
- Any drilling of the pressure treated framing boards should be done over a tarp. The project shall be done during a dry time of year when there is a favorable 5 day weather forecast. The vote on the motion was 4-1 as noted above.

After the vote, Peter and Michael rejoined the meeting.

Map 3 Lot 76.1/SE79-387: 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 Schofield, Barbini & Hoehn on behalf of Patty B. Rocklage, Trustee of the Patty B. Rocklage Trust for a project at 22 Bridge Lane. The project consists of the construction of a master bedroom addition, new entry portico, and associated site work. To be continued at the request of the applicant.

No testimony was heard at the first scheduled hearing at the request of the applicant.

Kara Shemeth and Sasha Robinson-White presented the project.

As per questions at the site visit on August 2, the project plan has been revised to show the changes in grading. Sasha explained that there is a lot of fill in place supporting the terrace. Kara said there is not a formal retaining wall.

The limit of work line shown on the plan is approximately 18 feet from the foundation. No new fill will be added and it will be smoothed out to natural grade. Access will be through the driveway. A pump truck will work from the area near the garage.

Sasha said they will need to dig down through the fill that was placed to construct the existing terrace to get to natural grade to put in full basement.

Two existing lawn areas will be converted to the sunroom addition and new entry portico.

The plan will be revised to show a snow fence on the west side of the house 10 feet off the sunroom addition. The limit of work for the master bedroom will be rounded and extend to the 50 foot contour. Only snow fencing is required on the sunroom side of the house. Snow fencing with silt fencing stapled to the snow fencing and property staked will be used on the master bedroom side.

There being no public comment. Tara closed the public hearing. A motion was made and seconded to approve the project as presented. All in favor.

Map 7 Lot 41/ SE79-388: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 Tracey E. Briggs owner of property located at 4 Log Cabin Road. The project consists of the construction of an addition and reconstruction of a deck for an existing single-family dwelling in the Buffer Zone.

The public hearing in this matter was continued to this afternoon so that the applicant could obtain a letter from Cooper Environmental Services regarding the possible presence of hydric soils in the area where the addition is proposed to be built. The letter, dated August 10, 2018 was read into the record.

The test boring was done near the red Maple tree. Mr. Cooper stated in his letter that this area does not have any hydric soils even though the presence of a Red Maple might indicate otherwise.

Reid said there were some questions last time about replacing the septic system. The current system is for a three bedroom house. Any expansion of the leach field would be placed outside the Buffer Zone. Increase in flow would require a new tank that could be put outside the Buffer Zone.

If applicant decides to add a bedroom, any changes to the septic system within the Buffer Zone will be need to reviewed and approved by this board.

Commissioner's Comments/ Questions:

Prudy reviewed the bylaw regulations on Vernal Pools which states that no part of a septic leach facility of any septic system shall be located in our within 100 feet of vernal pool habitat.

Peter noted that the only work in the Buffer Zone with respect to the septic system would be the replacement of the existing tight tank. The leach field is more than 100 feet from the Vernal Pool.

Tara asked if the deck was being expanded or just replaced in the existing footprint. Nick Briggs said they will replace the deck in its current footprint with no expansion. The deck is on sonotubes. If the framing is in good shape it will be retained.

There was a brief discussion regarding building code requirements for decks. Members agreed that the framing for the replacement deck can be pressure treated wood.

There was no public comment. Tara closed the public hearing.

A motion was a made and seconded to approve this project as presented. The vote was 6-0-1. Whit abstained.

A motion was made and seconded to approve the following special conditions. All in favor

- No stockpiling of materials or fill. Fill will be place in a truck and taken off site or stockpiled in the driveway.
- No landscaping toward the vernal pool is permitted.
- Gutters into drywells will be placed on the addition.
- In the event a bedroom is added, a revised project plan showing the location of the tight tank and the leach field shall be submitted to the board for review and approval.

New Business:

Water withdrawals/ Land Bank: Binnie and Peter were asked if they would take concerns about water withdrawals on farmland leased or owned by the Land Bank to both the West Tisbury Land Bank Advisory Board and the Land Bank Commission.

Old Business:

Prudy asked members to look at her comments (dated August 20) on the TGP 2017 Water Quality Testing draft report. She has some questions concerning the significant differences in the math, sampling dates and times that don't match. She noted that there is not enough data to make claims about stratification, and data regarding dissolved oxygen and Secchi disk are missing.

Maria will ask Sherri to do a redraft based on the John and Prudy's comments and to come in to discuss the report at the September 25 meeting.

Administrative:

Vegetation on Mill Pond dam and around Mill Pond plaque: Members reviewed photos of plaque location in 2014 before the plaque went in and in 2016 after it was placed and recently. After Labor Day, Prudy will flag the vegetation on the dam and the blackberry bushes that are growing close to the plaque so that the Highway Department will know what to cut. Maria will also confirm with Jen that the Highway Department will do this work.

Correspondence:

- In: Looks Pond Dam Phase I Inspection/Evaluation Report dated July 13, 2018 submitted by Kent Healy
- Out: Map1 Lots 26, 18, & 29/SE79-370/ Expiration of permit/request COC
Map 3 Lot 50/SE79-295/Expiration of permit/request COC
Map 32 Lot 29-TRI letter/ house repairs

There being no further business to conduct, the meeting adjourned at 6:10PM.

Respectfully submitted,

Maria McFarland
Board Administrator
APPROVED