



Meeting Minutes - Chilmark Conservation Commission
March 2, 2023 (9 am) via Zoom

Commissioners present: Candy Shweder (Chair), Sandy Broyard, Chris Murphy, Russell Maloney, Pam Goff, Joan Malkin

Commissioners Absent: Sarah Khedouri

Staff: Kara Shemeth (Agent)

Public in attendance: Bryan Collins (SEG), George Sourati (SEG), Chris Walton, Kristen Reimann, Beth Gurney (WHG), Tara Marden (WHG), Carl Desch, JY Flanders, Larry Glick, Jack Taylor, Hugh Foster, Emily B. Gadd, Greg Craig, Margaret Maida, Mitchell, David Stern, Cody Coutinho (VLS), Dan Karnovsky, Tim Clark, Elizabeth, Barbra Armstrong, Bill, Peggy, 508 696 6484, Gage Woodard, Barbara Barre,

9:00 am Meeting Opened

Public Hearing - Notice of Intent - (Site visit 3/1/23)

Applicant: Lawrence & Holly Glick

Address: 49 Bijah's Way (AP 7-48)

Representative: George Sourati (SEG)

Project: Applicant is seeking permission to construct a pool & spa and associated utilities. The project includes installation of landscaping and hardscaping and a portion of the project is within 100' of a wetland resource.

Documents shared: Aerial, site plan,

George Sourati & Kristen Reimann represented Larry Glick. The pool is proposed in front of the main house. George noted that additional wetlands had been flagged and are shown on the plan. The patio is situated partially in the buffer with the pool just on the edge of the wetland setback due to the 50' road setback and line of sight requirements of the ZBA. George reviewed the proposed relocation of the driveway as well and noted that they can provide information regarding siltation protection.

Commissioner Comment: Commissioners noted that the location of the pool met the requirements of this and other town boards.

Public Comment: None

Action: A motion was made, and seconded, to close the public hearing.

Passed unanimously

Action: A motion was made, and seconded, to approve the application with the standard pool conditions. The applicant noted they would provide a plan with the siltation shown on it prior to issuing the Order.

Passed unanimously via roll call vote.

Public Hearing - Notice of Intent (Initial Site visit 3/1/23)

Applicant: Barbara Hunter Foster

Address: 49 Squibnocket Farm Road (AP 35-1.28)

Representative: Kristen Reimann

Project: Applicant is seeking permission to renovate and reconfigure an existing driveway, parking area and walkway to the front door and renovate and expand the outdoor shower enclosure. Landscaping renovations to include: installation of dry laid stone patios and walkways, control vegetation, repair existing dock and viewing platform.

Documents shared: site photos, aerial, NHESP map, site plan

Kristen went over the project and explained resource areas on site. She noted that the applicant wanted to install a dry laid bluestone patio in an area recently disturbed by a septic installation as well as some vegetation management in areas denoted as hatched on the site plan. She noted that the propane tank has become so overgrown that it is difficult to find/ access.

Kristen gave a brief history of the house with the family purchasing it in the 1950s and renovating it in the 1990s with 3 families now utilizing the house. Since the house cannot be expanded any more the applicant would like to extend their living space into the outdoors by way of the patio.

They would like to expand parking to make turning around more efficient. They would like to expand the outdoor shower enclosure 15 sq ft and to cut back the vegetation around that corner of the house as well. Kristen explained how the patio and planting beds have been designed around the components of the septic system that will need to be accessed from time to time. Portions include a dining area, built in grill, and a fire pit area. Mostly perennials and grasses, low maintenance plants.

Commissioner Discussion: Noted that at last year's site visit it was noted that the buffer has been mowed thoroughly and is not as substantial as it should be. The resource areas were reviewed on the plan and noted that the wetland area came into the lawn area and mowing should stop within the resource at a minimum.

Concerns were noted about the proposed vegetation management in the hatched areas. Commissioners asked that the applicant return with a plan to reduce the lawn so that there is no mowing in the resource area. The applicant suggested permanent markers (granite or similar) to delineate the edge of the resource area. Commissioners noted that a fire pit is not essential.

Public Comment: None

Action: A motion was made, and seconded, to continue the hearing until the 3/16/23 meeting to allow the applicant to revise the plan to reflect items discussed today.

- look at parking expansion
- reduce lawn
- address issue of mowing in/ close to resource area

Passed unanimously

Public Hearing - Notice of Intent (Site visit 3/1/23)

Applicant: The Town of Chilmark

Address: Menemsha Beach (AP 21-3, 4, 7-48)

Representative: Tara Marden (WHG)

Project: Proposed dune restoration at Menemsha Public Beach

Documents shared: site plan, aerial, site pictures

Tara Marden went over the site and how the dune's sand gets blown across the parking lot and into the harbor all winter and building this dune up will protect the infrastructure of Menemsha. Coastal Zone Management provided a grant, the grant covers bringing sand in via barge if needed, the permit will cover adding sand annually if needed. WHG will oversee construction and planting and produce an as-built plan to finish out the grant.

Commissioner Comment: Commissioners asked about sand compatibility regarding the barge sand and how it would get from the barge to the site (trucks).

Public Comment: Barbara Armstrong - plan is great but concerned that once it's done the signage won't be maintained and people may migrate into the area
Susan - Asked about bird habitat, Tara confirmed that this area is not a mapped habitat for any birds. This helped the dune design as well as NHESP requires a 10:1 slope which would make the

Action: A motion was made, and seconded, to close the public hearing
Passed unanimously

Action: A motion was made, and seconded, to approve the project as presented.

Passed unanimously, via roll call vote

Beach Committee: Margaret Maida and Clarissa Allen asked for direction regarding the removal of stakes that had previously held the snow fence at Squibnocket. The Committee believes they can be removed manually. The grass has grown in. Commissioners recalled that the snow fence was a condition of the original Order. Commissioners asked that the discussion be continued until the next meeting to allow for a more in depth site visit with the Beach Committee and Town Administrator.

Request for Determination of Applicability

Applicant: Susan & Stephen McGhee

Address: 35 Menemsha Inn Road (AP 21-50)

Representative: Cody Couthino (VLSE)

Project: Septic Upgrade

Documents shared: aerial, site plan

Cody reviewed the site and resource areas. There is currently a cesspool at the house and an unpermitted outhouse. The system is completely out of the buffer but a water line, necessary to connect the main house to the studio, falls within the buffer which would require trenching along the studio for the proposed bathroom. The only other option for the water line would have crossed the septic lines.

Action: A motion was made, and seconded, to find a negative determination with siltation fencing to be installed and as indicated on a plan to be provided.
Passed unanimously via roll call vote

Request for Determination of Applicability

Applicant: Quitsa Nominee Trust

Address: Off Chockers Lane (AP 33-8)

Representative: Cody Couthino (VLSE)

Project: Request is to confirm the resource delineation of a bordering vegetated wetland.

Document shared: aerial, septic site plan

Cody explained that there is no structure currently but in 1984 a septic system had been approved and installed. For this new system they confirmed the wetlands in the field based on the earlier flagging. The BOH asked that they confirm the delineation with the Conservation Commission.

Commissioner Comment: Commissioners noted that due to the length of time since the previous flagging, the wetlands should be re-delineated.

Public Comment: There was discussion of winter wetland delineation and Cody confirmed that in the winter they use soil borings to confirm hydric soils rather than relying on vegetation.

Action: A motion was made, and seconded, to continue to 3/16 to allow for delineation.

Passed unanimously

Continued Public Hearing - Notice of Intent

Applicant: Lenom House LLC

Address: 138 State Road (AP 33-16)

Representative: Reid Silva (VLS)

Project: Applicant is seeking permission to construct and maintain an addition to an existing dwelling, an in-ground swimming pool, pool cabana, septic-tie in and associated landscaping on the above referenced property.

The Applicant requested another continuation as they are working on revising plans.

Action: A motion was made, and seconded, to continue to 3/16

Passed unanimously

Unanticipated Item:

Jack Taylor, who owns 21 Squibnocket Road, discussed the potential for adding a floating portion to his previously permitted walkway. This would allow for safer access to the pond than the current design. Jack presented a rough plan (on file) and Commissioners advised that while familiar with the property, it would be good to see it again when the Squibnocket visit takes place.

Admin/ Discussion:

Roth Woodlands update: The Order was upheld but the state is requiring that an amended Order be issued with the condition that was removed previously.

With nothing further to discuss, the meeting was adjourned at 10:55 am

Respectfully Submitted by kara shemeth, Conservation Agent
Minutes to be approved at the 7/20/23 Conservation Commission Meeting