



## Meeting Minutes - Chilmark Conservation Commission

July 20, 2023 (9 am) via Zoom

Commissioners present: Candy Shweder (Chair), Sandy Broyard, Sarah Khedouri, Joan Malkin, Chris Murphy

Commissioners absent: Pam Goff

Staff: Carolyn Stoeber

Public in attendance: Chris Alley, Michael Barclay, Cody Coutinho, Ursula Goodenough, Marie Larsen, Gary Mottau, Jane Rabe

### RDA

Applicant: MV Pineview-1 LLC

Address: 6 Stonewall Road (AP 32-50)

Representative: Cody Coutinho

Project: trenching and installation of a new underground electric line to serve an existing dwelling

Site visit on July 18, 2023

Documents shared: site plan

Discussion: Commissioners pointed out that the steep bank that runs down to the road will need to be planted with something to avoid runoff into State Road and the excavation spoils could be put on the uphill side of the trench so that it becomes the silt barrier. Cody Coutinho stated that plantings and jute net can be added to that area to prevent it from washing out.

**Action:** A motion was made, and seconded, to find a negative determination for this project and that the project continue with the following conditions:

1. The spoils from the trench go on the uphill side.
2. There is planting and jute net to hold the soil from running into the road.
3. Any refueling is to take place outside the buffer.

Passed unanimously via roll call vote.

### Public Hearing - Notice of Intent SE12-913

Applicant: Quenames Farm LLC

Address: 146 Quenames Road (AP 23-7)

Representatives: Chris Alley and Michael Barclay

Project: construction of a barn/garage within land subject to coastal storm flowage

Site visit on July 18, 2023

Documents shared: site plan, aerial map, FEMA map, NHESP overlay of aerial map

Discussion: Chris Alley informed the Commission that the entire property is below elevation 11 and the proposed site is between 8.5 and 9 elevation. Michael Barclay explained that the concrete slab will be at elevation 11. The Commissioners asked questions about the maps shown and the position

of the proposed building. Mr. Barclay suggested the building could be moved from the location shown on the site plan at 8.5 elevation to the area of 9 elevation and the current shed would be relocated. Mr. Alley explained the preference is to have the building away from other structures enough to allow a gradual grade to the building avoiding a mound, as the slab will be at elevation 11. Mr. Barclay clarified that the building is a dry building designed at 21 feet above the slab.

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

Passed via roll call vote with one no vote.

Discussion: The commissioners discussed the impact of the building to the resource area.

**Action:** A motion was made, and seconded, to approve the building of the structure with the following conditions:

1. The structure is to be built in an area with existing elevation 9 and built with the height of the slab to be at elevation 11 and the horizontal side will face the water.
2. The land will be gradually graded away from the building.
3. All building materials must be removed from the work site daily or be covered to avoid wind blowing anything around.
4. Any debris must be removed from the work site daily or contained in a covered dumpster

Passed via roll call vote with one no vote.

#### Public Hearing - Notice of Intent SE12-914

Applicant: Leo E. Strine, Jr and Carrie E. Strine

Address: 39 Prospect Hill Road (AP 20-82)

Representative: Cody Coutinho

Project: proposing to construct and maintain deck access stairs, front entry porch, rear entry doorway, a fire pit and associated landscaping within the buffer zone to a bordering vegetated wetland

Site visit on July 18, 2023

Documents shared: site plan, GIS aerial

Discussion: Cody Coutinho described the project and answered questions raised at the site visit about work marked on the site, but not indicated on the site plan. Commissioners questioned the location of the siltation barrier in the brush and Mr. Coutinho responded that the siltation barrier will be moved on the plan to reflect it being on the edge of the five feet of brush being cut.

Commissioners questioned whether the projects proposed could be moved out of the buffer zone and the fire pit was the only part of the project that could be moved. The commissioners would like the brush cutting to leave any roots in place. Concerns over drainage from the stairs going down to the basement were addressed. Mr. Coutinho noted the area just outside the door would be a permeable surface, such as pea stone. The commissioners want to ensure the mowing area is defined and not increased to the area going down the bank toward the wetlands through the use of a barrier, such as large rocks or a fence, to delineate the mowing line.

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

Passed unanimously by roll call vote.

**Action:** A motion was made, and seconded, to approve as presented with the following conditions:

1. Cody Coutinho returns to the Conservation Commission with a revised site plan that shows the new line of clearing and some permanent demarcation to prevent mowing down the

bank towards the resource area and that plan will be subject to approval by the chair of the Conservation commission.

2. The bottom of the stairs going down to the basement in front of the door is a permeable surface.

**Admin/ Discussion:**

- At the site visit on 7/18, emphasis was made on trimming rather than cutting the tree limbs at the EMS/Fire Station.
- During the 7/18 site visit, Billy Dillon stated that the drainage in front of the fire station is adequate.
- Carolyn Stoeber gave an update about the situation at the Homeport after discussions with the Board of Health. It was noted there is a septic smell coming from the Homeport and the commissioners would like Carolyn to go back to the BOH to find out the cause of the smell.
- Grey Barn dirt pile was discussed in response to a neighbor's complaint. Carolyn will look at the pile to determine if Grey Barn should be added to the next site visit.
- The commission received two inquiries about seaweed on the beach. The response to these inquiries is that no work will be permitted this year.
- The Chilmark Community Center is parking 5 cars at the police station this summer because the school is working on the HVAC. CCC talked to the police about parking in the ballfield at 15 State Rd as a temporary solution. The parking is approved because the impact to the resource area is minimal and temporary. Carolyn will talk to the town administrator and police chief to put an object on top of the septic to avoid a hazardous situation.
- The commissioners want to encourage Town Hall employees to recognize potential issues and refer them to whatever state or regional entity has responsibility.
- Marie Larsen noted the Select Board will be interviewing commissioners on Tuesday to fill the seven-person board and up to two associate members.
- Carolyn gave an update of the Martha's Vineyard Seafood Collective's greywater now being hooked up to the tank rather than draining into the harbor, according to the BOH.
- Candy Shweder was informed by the fire chief that the pole sticking out of the sand at Squibnocket has been cut off.

The Conservation Commission decided that the Chair will sign any documents and permits until in-person meetings of the Conservation Commission are resumed.

**Action:** A motion was made, and seconded, to pass the minutes of January 19, 2023, March 2, 2023, and May 4, 2023 with minor corrections already made.

Passed via roll call vote with abstentions by Sarah Khedouri for 3/2/23 and Joan Malkin for 5/4/23.

With nothing further to discuss, the meeting was adjourned at 10:43 am

Respectfully Submitted by Carolyn Stoeber

Minutes to be approved at the 8/3/23 Conservation Commission Meeting