

Conservation Commission Minutes 03/20/19

FINAL

Present for the Conservation Commission and attending the meeting were: Joan Malkin, Chairman, Bob Hungerford, Vice Chairman, Sandy Broyard, Chris Murphy, Candy Shweder and Chuck Hodgkinson. Reid Silva, Chris Alley, Doug West and Zach White also attended. Maureen Eisner, Pam Goff and Russell Maloney did not attend.

The meeting came to order at 12:30 PM and the Commission welcomed Mr. West.

NOISE 12 - 838; CHRIS ALLEY FOR DOUG LIMAN; 34 Blacksmith Valley Rd.; Map 35 Lot 38: Ms. Malkin opened the public hearing at 12:31 PM. Mr. Alley reviewed the site plan dated 2/11/19 to construct a greenhouse with underground power and water service. The project is in the Squibnocket Pond Zoning District; 156 feet from a wetland draining into a coastal pond (Squibnocket Pond) and straddles the 200-foot perimeter of the Riverfront Area for an un-named stream. Approximately 250 sq. ft. of ground disturbance will take place. Mr. Alley said Mr. Liman's primary crop will be yellow tomatoes.

The greenhouse will be 16' X 11' and have a stone foundation and gravel floor for drainage. No clearing will be required. The Commission discussed the site visit observations and thought the project will have a negligent impact on the performance of the resource. With no public comment a motion was made and seconded to close the hearing at 12:50 PM. The motion passed unanimously. A second motion was made to approve the plan as presented with the condition that silt fencing shall be installed on the down-grade side of the greenhouse to contain any erosion runoff while building the foundation and leveling the grade. The motion was seconded and passed unanimously with five in favor.

REQUEST FOR DETERMINATION OF APPLICABILITY; REID SILVA FOR 2 SISTERS REALTY TRUST; 35 Harlock Pond Road; Map 1 Lot 12: Mr. Silva explained the Seven Gates Corporation wants the owner to plant several screening trees that block the view channel of the house under construction from the beach. He reviewed the site plan with the revised date of 3/5/19 showing the approximate location for the trees. Additional red cedar trees will be planted by hand as there is no access for machinery. He further refined the specific locations on the site plan that are mostly in already-cleared areas. The trees will be approximately 8-10 feet from the edge of an isolated woody swamp draining into Vineyard Sound. After brief discussion a motion was made for a negative determination. The motion was seconded and passed unanimously with five in favor.

DISCUSSION ZACH WHITE; 45 Old Woods Rd.; Map 26 Lot 4: Mr. White thanked the Commission for its time and explained his grandfather purchased a 2.2-acre parcel of land that is in the family. He asked the Commission if the property could be developed as it is surrounded by wetlands. Chuck H. shared a site plan from 1990 when a Notice of Intent was filed for a small, 2-bedroom dwelling with composting toilets. The application was ultimately withdrawn. The Commission explained whatever guidance it might provide, it is non-binding and may be reversed once a specific plan is proposed. Having said that the Commission thought it would be difficult to develop the lot, install a septic system, well and bring utilities to the site. Mr. White thanked the Commission again and said this helps greatly.

ADMINISTRATION:

The draft March 6, 2019 meeting minutes were reviewed and approved as presented with four in favor and one abstention (Ms. Shweder).

Signatures:

Order of Conditions SE 12 – 838; Liman; AP 35-38.
Determination of Applicability 2 Sisters Realty Tr.; AP 1-12.

The next meeting will be Wednesday, April 3, 2019 @ 12:30 PM.

With no further business to discuss the meeting adjourned at 1:36 PM.

Respectfully submitted by Chuck Hodgkinson, C.A.S.