

Conservation Commission Minutes 05/01/19

FINAL

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

The meeting came to order at 12:30 PM.

NOISE 12 – 840; JOSH BAKER FOR SPENCER THURLOW; 25 State Rd.; AP 30-79.3: Ms. Malkin opened the public hearing at 12:32 PM. The Commission welcomed Mr. Thurlow who is also the poet Lauriat for the Town of West Tisbury. Mr. Thurlow read his town meeting poem *Old Mail Road* to open this meeting. Mr. Alley then reviewed the site plan dated 3/18/19 to tear down an existing one-bedroom dwelling located within the 100 foot buffer zones of a wetland that drains into Chilmark Pond and the Mill Brook that also drains into Chilmark Pond. The closest part is 10 feet from the wetland edge. Three sheds, one of which is located within the wetland will be removed. All work is also within the first 100 feet of the Mill Brook Riverfront Area. A new one-bedroom dwelling, deck, shed and buried utilities installation are proposed within the same buffer zones and Riverfront resource areas. The existing well and septic system will be used. Approximately 3,000 sq. ft. of already-disturbed Riverfront Area will be altered. The closest portions of the proposed construction are 14 feet from the wetland edge and 40 feet from the Mill Brook. No new construction will take place within the wetland. The new structure will have a slab-on-grade foundation.

The Commission discussed the site visit observations and asked why the new house cannot be moved toward the back of the lot.

Mr. Alley said if the site was moved a bridge over the wetland and stream would need to be constructed which would cause more disturbance than re-building the house in its current location. Also, the septic system cannot be moved closer to the neighbor's lot line to the east. He added the current structure has a footprint of 1,022 sq. ft. and the new structure net of the three sheds that will be removed will be 1,267 sq. ft.

Mr. Thurlow said the overhead utilities may be buried if affordable. The trench would run from the farthest utility pole and up the driveway and to the house. A letter of support from the neighbor to the east was read for the record. After further discussion and with no additional public comment a motion was made to close the hearing at 1:15 PM. The motion was seconded and unanimously approved. A second motion was made to approve the plan as presented with the following special conditions: 1. All the site protection measures footnoted on the site plan shall be installed and approved by the Conservation Agent (CA) before work begins. 2. A silt fence shall be installed on the wetland/stream side of the proposed buried utilities trench running from the farthest pole, up the driveway to the house and approved by the CA before trenching begins. Trench spoils shall be piled on the east/upland side of the trench. 3. A gravel "drip strip" shall be installed along the foundation and below the down-slope roof edges to dissipate rainwater runoff. 4. A landscape plan shall be provided before obtaining a Building Permit and installed before a Certificate of Compliance is issued. The motion was seconded and with no further discussion passed with six in favor and one opposed (Mr. Murphy).

RDA JOSEPH DICK FOR DOUG LIMAN; 34 Blacksmith Valley Road; AP 35-38: Mr. Dick reviewed the site plan dated 9/21/10 to remove a pre-existing garage abutting a stone wall and roadway and replace it with an antique post and beam structure on a fieldstone foundation. The existing slab-on-grade foundation will be removed. The footprint and location will not change. The attached tool shed will remain and not be refurbished. The activity is approximately 170 feet from a wetland draining into a coastal pond and 200 feet from a perennial stream. The project is in the Squibnocket Pond District. After brief discussion a motion was made for a negative determination. The motion was seconded and passed unanimously with seven in favor.

ADMINISTRATION:

The Commission discussed the review of the firehouse plans that were presented by Tim Carroll at the April 17th meeting. A motion was made and seconded to have Chuck H. consult with MACC to hire an outside wetland expert to review the site, evaluate the wetland and make recommendations on how to condition the project in a way that protects the wetland and the interests it serves while allowing the project to move forward. The motion passed unanimously with seven in favor.

The draft April 17, 2019 meeting minutes were reviewed and approved as presented by consensus.

Signatures:

Order of Conditions SE 12 – 840; Thurlow; AP 30-79.3.
Determination of Applicability Liman; AP 35-38.

The next meeting will be Wednesday, May 15, 2019 @ 12:30 PM.

With no further business to discuss the meeting adjourned at 1:35 PM.

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