

Conservation Commission
Zoom Minutes September 21, 2021 9:00 AM Town Hall
Zoom: 932 2547 3442
FINAL

Present for the Conservation Commission and attending the zoom call were:

Chris Murphy (Chair), Pam Goff, Candy Shweder, Russell Maloney, Sandy Broyard, Doug West (alternate) and Kara Shemeth (staff).

Also in attendance: Reid Silva, Rich DeWitt & Phil Demers (Abel's Hill Assoc.), David Stern, Kathy Coe, David Silver, William Sullivan, Michael Taylor (zoom bomber)

Mr Murphy opened the meeting at 9:00 and appointed Doug West a voting member.

Action: The minutes from September 7, 2021 were approved with minor grammatical corrections
Passed unanimously by roll call vote

Certificate of Compliance request (SE12-825)

Applicant: Abel's Hill Association

Address: 25 South Abel's Hill (AP24-225)

Project: Project was found to be completed in reasonable conformance of the Order of Conditions (Sandy Broyard recused herself from this portion of the meeting).

Action: a motion was made to issue a Certificate of Compliance
Passed unanimously by roll call vote with Sandy Broyard abstaining.

NOI Hearing

Applicant: Two Chockers Lane Realty Trust – Reid Silva, Vineyard Land Surveying Inc.

Address: 2 Chockers Lane (AP 33-4)

Project: grading of land adjacent to a proposed house, installation and ongoing maintenance of a lawn area and associated landscaping on the above referenced property.

Discussion/ presentation: Reid Silva presented the project plans and an aerial image of the site. He discussed the proposed structure being positioned just outside the buffer zone with the grading and landscaping taking place within the buffer zone.

Conservation Commission
Zoom Minutes September 21, 2021 9:00 AM Town Hall
Zoom: 932 2547 3442

Action: a motion was made to approve the project as presented with the following conditions:

1. The general contractor is to meet on site with the Conservation Agent and review all aspects of the proposed work prior to work commencing.
2. A plan must be submitted to the Conservation Agent showing the siltation barrier and fencing.
3. Siltation barriers and fencing must be in place and approved by the Conservation Agent prior to work beginning.
4. A copy of this Order and the associated site plans shall be available on site at all times while work is being done
5. Debris/trash must be contained in a closed dumpster or removed from the site daily.
6. There is to be no stockpiling of soils within the buffer zone and siltation barriers around spoils must be set up if deemed necessary by Conservation Agent.

Passed unanimously by roll call vote

NOI Hearing (Local Bylaw Only)

Applicant: Lenom House, LLC – Reid Silva, Vineyard Land Surveying Inc.
Address: 138 State Road (AP 33-16)

Project: The proposed construction and maintenance of a detached bedroom, installation of a septic system tie-in, utilities and associated landscaping. A portion of the proposed work is within the 100' buffer zone to the flood zone.

Discussion/ presentation: Reid Silva presented the project plans. He discussed the proposed detached bedroom and how it would tie in to the recently upgraded septic system (SE12-820). There was discussion regarding the grading around the proposed barn (structure out of buffer). Commissioners asked if the detached bedroom could be shifted to the north west to get it out of the buffer, Reid spoke to the established screening along the road and how the proposed site is topographically similar to the area to the north west and there isn't a benefit to moving the bedroom. Moving it would result in more vegetation being removed and would put the structure closer to the road. The risk of runoff is minimal due to the topography of the site.

Conservation Commission
Zoom Minutes September 21, 2021 9:00 AM Town Hall
Zoom: 932 2547 3442

Action: a motion was made to approve the project as presented with the following conditions:

1. The general contractor is to meet on site with the Conservation Agent and review all aspects of the proposed work prior to work commencing.
2. A plan must be submitted to the Conservation Agent showing the limit of work.
3. A copy of this Order and the associated site plans shall be available on site at all times while work is being done
4. This Order is contingent on the Chilmark Board of Health approving the application.

Passed unanimously by roll call vote

Certificate of Compliance requests (SE12-873 and SE12-795)

Applicant: Sean P. Gildea (c/o VLS)

Address: 53 Wequobsque Road (AP30 – 115 & 116.1)

Projects: New home construction project (SE12-795) was found to be completed in reasonable conformance of the Order of Conditions and the beach stairs are in place and in reasonable conformance, it is understood that the Coastal Bank is a living landscape and there needs to be flexibility with actual stair placement.

Action: a motion was made to issue a complete Certificate of Compliance for SE12-795 and a complete Certificate of Compliance with Ongoing Conditions (Special Conditions 1-7) for SE12-873.

Passed unanimously by roll call vote

Respectfully submitted by Kara E. Shemeth, Board Administrator

Documents Shared at Meeting:

- *Bravard- Cohen Guest Room* – Sullivan & Associates - June 14, 2021
- *Site Plan in Chilmark, Mass. Prepared for Lenom House LLC* – Vineyard Land Surveying & Engineering, Inc. July 15, 2021
- Site Pictures of 53 Wequobsque Road