

WEST TISBURY
CONSERVATION COMMISSION
MINUTES OF MEETING
AUGUST 25, 2015

Present: Prudy Burt, Whit Griswold, Peter Rodegast, Michael Turnell, Binnie Ravitch and Tara Whiting

Staff Present: Maria McFarland

Also present for all or part of the meeting: Deurward Hughes, Terry Kriedman, Mark Mazer and David Merry

The meeting was called to order at 5:05 P.M. Peter Rodegast, Chairman presiding.

Minutes: The minutes of the August 11 meeting were approved as revised. Binnie abstained.

Public Hearings:

Map 11 Lot 32/SE 79-359: public hearing under the requirements of G.L. Ch.131 § 40, as amended, and the West Tisbury Wetlands Protection Bylaw and regulations to consider a **Notice of Intent** filed by Mark Mazer to demolish an existing guest house to be replaced with a larger structure over the footprint of the existing building on property located at 518 Lambert's Cove Road owned by David A. Merry, Trustee of the David A Merry Nominee Trust. The project is located within the Buffer Zone.

Mark Mazer presented the project. The existing structure is 384 square feet and straddles the 100 foot buffer zone line. The new structure including the screened porch and deck is 1,298 square feet of which 252 square feet will be within the second fifty feet of the buffer zone. The new structure will have a full walk-out basement with retaining walls on either side.

The existing well will serve the new guest house. In addition to the proposed work described in the Notice of Intent, Mark explained that the septic system for the guest house will be upgraded. There are no details about the location of the new system on the project plan. The existing septic tank is too small and will be replaced with a larger tank. Maria will obtain a copy of the septic plan from the Board of Health.

There will not be an outdoor shower or an underground fuel storage tank.

Also not included in the Notice of Intent project description is work to upgrade the electrical supply lines to the guest house and the abutting lot at 90 Dolphine Merry Way owned by Casey Kriedman. Currently, overhead wires run across Lambert's Cove Road to the basement of the guest house and then to a pole on the Kriedman property. Mark told the board that the Board of Selectmen will hold a public hearing on Eversource's request to put utility service under Lambert's Cove Road. The overhead wires will be removed and placed underground. Eversource will install a transformer on the east side of Lambert's Cove Road. A trench will be dug from the transformer to the basement of the new house. More information is needed about the work on the Kriedman property.

Commissioners Questions/ Comments:

Whit asked if the plan could be done on a larger scale with contour lines added.

Prudy asked if there would be any changes to the existing grade and if they plan to install dry wells to capture roof runoff. Nothing is shown on the plan.

Mark will ink in the construction limit of work line that will be demarcated with silt fencing stapled to wooden construction fencing.

No landscaping is proposed over than to seed disturbed areas with a conservation mix. Mike suggested that the excavator scrape off the top layer of vegetation and set it aside to be put back in place after the construction is finished. Anything more will require the submission of a landscaping plan.

A motion was made and seconded to continue the public hearing on this project to September 8, 2015 at 5:10 PM in order for the abutter to sort out details related to the utility installation which will be within the No-Build Zone to the pond.

New Business:

Map 32 Lot 48/Brooks/ Administrative Review/Removal of diseased Elm: Geraldine Brooks requested permission to remove one diseased Elm that is in the landscaped area in her yard near the Tiasquam River. A UMASS arborist has examined the tree but it is beyond saving. Removal of the tree was approved. The landscaper may either grind the stump or cut it flush to the ground.

Map 32 Lot 100: West side of Mill Pond (Allan Look Park)/Removal of Willows: Members briefly discussed who is responsible for dealing with the removal of the willows that the Commission viewed at their site visit on August 19. Maria was instructed to arrange a site visit with the Town Administrator and the Park and Rec administrator. No action was taken.

Greenlands/Ezperanza Riding Company: Peter told members he thought that permission could be given to Elizabeth Buyrn for the short time remaining this year with a more formal arrangement next year. Maria said that the matter is now with the Board of Selectmen at the request of the Town Administrator. Mike offered that he took a mountain bike ride through Greenlands over the weekend and found the trails to be in good shape. No action was taken.

Old Business:

Map 38 Lot 8/SE 79- 280 55 Oyster Watcha Road: Members reviewed photographs and Google Earth images in an effort to determine the extent of unauthorized clearing that has taken place. There is photographic evidence that recent clearing and brush cutting went beyond what was approved. A motion was made and seconded to require the property owner to reflag the 3 approved view channels and arrange a follow up site visit with a deadline in October. A letter will be sent to the owner of record.

Administrative:

Members: A motion was made and seconded to accept the resignation of Peter as Chairman and the appointment of Tara Whiting as Chair and Whit as Vice-Chair. The vote in favor was unanimous.

Bylaw regulations/proposed revisions:

There being no new business to conduct, the meeting adjourned at 6: 20 PM.

Respectfully submitted,

Maria McFarland
Board Administrator
APPROVED