

WEST TISBURY CONSERVATION COMMISSION
MINUTES OF MEETING

March 11, 2008

Present: Prudy Burt Chair, Hadden Blair, Judy Crawford, Binnie Ravitch, Peter Rodegast, Tara Whiting and Maria McFarland

Absent: Dan Pace

Also present for all or part of the meeting: Philippe Jordi, Richard and Lee Dubin and George Sourati

Prudy Burt called the meeting to order at 5:00 P.M.

Map 7 Lot 142 continuation of public hearing on a **Notice of Intent** filed by Gerald D. Ferry, Trustee of DDF Realty Trust, owner of property located at 175 Longview Road. The project consists of the installation of an upgraded septic system for an existing four-bedroom house together with associated site work and the removal of underground structures currently draining a wetland from a neighboring property into another wetland. Prudy reopened the public meeting and immediately continued it to later in the evening as George Sourati, representative for Mr. Ferry will be late to the meeting.

At 5:30 PM George Sourati was present and the continued hearing was reopened. George submitted a revised plan showing the changes required by MESA and to include the location of silt fencing. After discussion, the hearing was closed. A motion was made to approve the project as shown on the revised plan subject to special conditions. The motion was seconded. There was no further discussion. The vote in favor was unanimous. The board then reviewed, revised and approved special conditions for the project. A motion was made and seconded to approve the special conditions. All in favor.

Map 38 Lot 8 continuation of a public hearing under the requirements of G.L. Ch.131 § 40, as amended and the West Tisbury Wetlands Protection Bylaw and regulations on a **Notice of Intent** filed by Schofield, Barbini & Hoehn Inc. on behalf of Bagehot Backs LLC for property located at 55 Oyster Watcha Road owned by Peter deRoeth. The project consists of selective view clearing and tree removal within the Buffer Zone of a Bordering Vegetated Wetland. Maria reported that the applicant has requested a further continuance to March 25th in order to provide further information to NHESP as requested in NHESP's comment letter dated March 4, 2008. A motion was made and seconded to continue to March 25th at 5:10 PM. All in favor.

Map 42 Lot 1 continuation of a public hearing under the requirements of G.L. Ch.131 § 40, as amended and the West Tisbury Wetlands Protection Bylaw and regulations on a **Notice of Intent** filed by the Trustees of Reservations owners of property located at 330 Long Point Road. The project consists of the restoration of 3 historical duck blinds at the edge of a Bordering Vegetated Wetland. With the consent of the applicant, a motion was made and seconded to continue the hearing to March 25th at 5:25 PM so that the applicant can sort out whether it is exempt from paying a filing fee to the state. DEP will not issue a file number for this project until TTOR pays this fee. No discussion. The vote in favor unanimous.

Map 1 Lot 33 continuation of a public hearing under the requirements of G.L. Ch.131 § 40, as amended and the West Tisbury Wetlands Protection Bylaw and regulations on a **Notice of Intent**

filed by Sourati Engineering Group, Inc. on behalf of Richard & Lee Dubin owners of property located at 94 Norton Farm Road. The project consists of the construction of a single family dwelling with detached garage, septic system, well, driveway and associated site work and the construction of a 40 ft. single span steel bridge to cross a perennial stream and wetlands for access to the house. This work will take place in the Riverfront Area and in the Buffer Zone to a Bordering Vegetated Wetland.

George submitted a plan that has been revised to address issues raised in the DEP file number letter concerning alteration of the Bordering Vegetated Wetland along the bank of the stream during construction of the bridge. The revised plan proposes that the bridge length be extended by one foot and that sheet piling be used as a wall between the wetlands and the bridge abutment in order to retain the earth during excavation for the construction of the abutment.

George was asked if the bridge required review by the Planning Board. He responded that the bridge has been designed to H20 loading standards.

A construction sequencing plan and another form of alternatives analysis was presented to the Commission for review. The alternative analysis submitted is still insufficient. The Board of Health has not acted on the septic system plan; they are waiting for the CC to finish its review.

The house is located outside the Riverfront Area but is in the second 50 feet of the Buffer Zone. The leach field is located in the second 100 feet of the Riverfront Area. The applicant was asked to consider composting toilets and a gray water system, relocating the leach field and down sizing the house. George noted that the septic system as presently designed is in full compliance with the state and local BOH codes.

With the applicant's consent, a motion was made and seconded to continue the public hearing on this matter to March 25th at 5:35 PM. All in favor.

Map 11 Lot 82. 1 Conservation Restriction Bennett/ Land Bank Peter and Hadden recused themselves from the discussion. Philippe Jordi of Island Housing Trust explained to the members that the new plan shows the building envelope being moved 200 feet to the northeast. The current plan calls for the septic systems to be located entirely within the building envelope. For zoning density calculations the entire parcel is included. There still is no plan for the placement of the buildings and the project still needs Planning Board approval. Island Housing Trust wants the right to remove trees in the CR area for solar gain. The intent is to keep the wooded streetscape. EOEEA has approved the form of the CR.

The Commission still has concerns about conflicting language in the Prohibited Use and Permitted Use sections of the CR and feels that the overall plan is still incomplete. After a discussion regarding the Commission's role in the CR process, the matter was tabled.

New Business

Map 25 Lot 4 – Violation. The property owner will be coming in to discuss brush and tree cutting in a bordering vegetated wetland and the Riverfront Area on April 9th. Pictures of the area that was cleared were circulated for review. The matter was tabled to April 9th.

Administrative

Time and bills on hand were signed.

There being no further business on the agenda, the meeting adjourned at 6:55 P.M.

Respectfully submitted,

Maria McFarland
Board Administrator
APPROVED