

MINUTES

Thursday, January 26, 2017

2:00 pm

Oak Bluffs Conservation Commission
Oak Bluffs Town Hall

Members Present: Ron Zentner, Terry Appenzellar, Penny Hinkle, Margaret Klugman, Joan Hughes

Others Present: Ken Pailler, Barbara Baskin, Kristen Reimann, Scott and Meghan Peterson

Smith – continued NOI to relocate a portion of a travelled road into the Vanessa Way road layout at 18 and 20 Canonicus Ave (at applicant's request to be continued to March 14 with re-notification of abutters or withdraw and refile – Roads and Byways Committee has not yet met on this matter)

Ms. Hughes stated that the plans could change based on the meeting with Roads and Byways and the hearing has been continued many times. A motion was made by Ms. Appenzellar and seconded by Mr. Zentner to ask the applicant to withdraw the NOI without prejudice and to refile once Roads and Byways has made a final determination. All voted in favor.

Vote on Minutes of January 10, 2017

A motion was made by Ms. Appenzellar and seconded by Ms. Hinkle to approve the minutes of 1/10/17. All voted in favor.

Continued Discussion of Parks Commission Penacook Park project

Ms. Hughes stated that she told the CPC (Community Preservation Committee) that the Conservation Commission was likely going to develop a policy opposing irrigation on Town property. She stated that Ms. Billings (Parks Chairman) said the Water Department told her they would not allow any more irrigation in Town parks. Ms. Klugman stated that the policy should be posted on the website. Ms. Hughes stated that it should also suggest the same to private property owners. Ms. Hughes stated that the Commission should compile all policy positions and post them. A motion was made by Ms. Appenzellar and seconded by Mr. Zentner to adopt a policy stating that except under very specific and extreme circumstances the Commission is not in favor of irrigation watering systems on Town-owned parks or other property; the Commission advocates for native Vineyard mixed grasses that do not need extensive watering and that recover from droughts without ongoing irrigation. Therefore, the Commission does not support use of irrigation on public property, including parks, and furthermore discourages the use of irrigations systems on private property. All voted in favor.

Set up meeting with East Chop Association to discuss new NOI for Crystal Lake vegetation management plan

Commissioners discussed Ms. Durkee's notes on vegetation management for the property. Ms. Hughes will provide some revisions for the tree section. She stated that uplifting means allowing pruning through trees and that it can only be done with deciduous trees such as local oaks and cherries and not evergreens. Ms. Durkee will set up a meeting with the ECA. Ms. Appenzellar stated that she would like to see the property mapped with different sections of shoreline delineated so the recommended plan is appropriate to each area. Ms. Durkee will ask Ms. Seidel at the MVC about the mapping.

Sea View Comb, LLC – continued NOI to construct entry porch and mudroom, enclose porch, rebuild and extend a porch inland, new bulkhead with partial basement under inland section of house only, construct porch and deck over existing hard surface patio and remove patio, and related site activities at 370 Sea View Avenue (at applicant's request continue to February 28 to coincide with new filing for bank restoration work)

A motion was made by Ms. Appenzellar and seconded by Mr. Zentner to continue the hearing to February 28, 2017 at 4:00 pm. All voted in favor.

Set up Meeting to discuss draft Bylaw regs for Land Subject to Coastal Storm Flowage

Ms. Durkee stated that the main question is what the Commission is trying to protect in the buffer zone to LSCSF (the 100-year flood zone)? There was discussion about the different types of land and structures in the buffer zone – campground houses without foundations and low-lying properties around Farm Pond, for example. Ms. Durkee stated that she is not ready to set up a meeting on this and that almost no other Towns have regs for the flood zone buffer zone. Ms. Durkee will contact Rebecca Haney at CZM for input.

Board of Health opening

There is an opening on the Board of Health because one member is not running for re-election.

Peterson – NOI to relocate a shed and parking area, remove black locusts and privet hedges, construct an at-grade deck, install bluestone and crushed shell walkways, plant viburnum hedges at property edges, install gutters and downspouts, and plant native facultative species of trees and shrubs at 1 Duker County Avenue

Ms. Reimann stated that the Peterson's bought the house in 2014 and there is not much in the way of landscaping; she stated that the proposal will provide a nicer landscape and more privacy. She stated that wetlands surround the house and the property was filled years ago. She stated that the proposal includes the following:

- Move the shed closer to the road and more accessible to cars
- An at-grade level deck off the back of the as there is no real usable outside space; the original proposal was for a bluestone terrace and Commissioners suggested a deck instead. Crushed stone underneath the deck.
- Existing parking to be moved to abut the back line of the property with a bluestone walkway to the deck
- A crushed shell pathway around the house out to Greenleaf Ave.
- A small bluestone sitting area in the front of the house
- Remove existing trees and old privet hedges
- Add a lot more planting: a length of viburnum hedge around the Dukes County Ave. and Greenleaf Ave. sides of the house, ornamental planting around perimeter of house including hydrangeas.
- The corner (Dukes and Greenleaf) is prone to flooding in heavy rains and then goes back to being lawn, ducks swim in there. Propose to take the lawn out of the corner and plant more wetland species.
- Wetland-type plants will be planted on the other front corner of the property
- The back of the house was planted by the previous owner and will remain with the addition of some red maples
- Possibly transplant the red maples that are in the front of the house
- Composition under driveway will be ¾ inch gravel
- Repopulate the site with trees where appropriate for shade and privacy

Ms. Reimann stated that she does not have the final planting plan yet. She stated that she will provide the planting plan and the footing details for the deck and shed.

Commissioner comments included:

- Appreciate the plan
- Concern about bluestone patio and flooding
- Consider a deck instead of bluestone patio
- The sidewalk by the property will not be a hard surface and will be more of a meandering path and probably will not have a negative impact on this project

Ms. Baskin, representing the MV Camp Meeting Association (MVCMA) stated that the MVCMA is waiting for the Commission's decision before reviewing the project. She asked about gutters. Ms. Reimann stated that there are no gutters but there are supposed to be gutters per the Order of Conditions for the house construction. She stated that because there are no gutters there is some premature rot on the deck. She stated that due to the high water table it doesn't make sense to put in underground drainage; she suggested draining the gutters into the wetland rain garden area. Commissioners agreed with the idea of drainage into the wetland area. Ms. Baskin stated that the MVCMA is concerned about gutters from an architectural standpoint and that if required she hoped they would conform to the original plan. A motion was made by Ms. Appenzellar and seconded by Mr. Zentner to approve the project without the bluestone patio and to require the applicant to return to the Commission for approval of the final, specific landscape plan, specs for the shed and deck footings, front deck if included, and gutters. All voted in favor.

East Chop LLC – continued NOI for maintenance of an existing pier in Oak Bluffs Harbor, construction and maintenance of three tie-off piles, and installation and maintenance of water and electric services on pier at 39 East Chop Drive (at applicant’s request to be continued to February 16 to allow more time to address Con Com concerns)

A motion was made by Ms. Appenzellar and seconded by Mr. Zentner to continue the hearing to February 16, 2017 at 2:00 pm. All voted in favor.

Beach Rake – Draft WHOI/Sea Grant Beach Rake Primer

Commissioners expressed satisfaction with the draft report. Ms. Klugman stated that it is important to listen to the beach committee members and become allies, perhaps raking the beach twice and finding a layer of soft sand for the top. Ms. Appenzellar stated that the two beaches could be designated as engineered, managed beaches and allow a limited amount raking and priority status for new sand. Ms. Hughes stated that the two beaches could be considered urban and thus allowed to have work done that would not be permitted on any other beaches.

East Chop Bluff

Ms. Durkee stated that Carlos Pena from CLE Engineering will give his presentation on the East Chop Bluff and Sea View Avenue Beach Project to the Selectmen on February 14. Ms. Durkee stated that according to Mr. Pena the bluff is in very poor condition; he did a site visit after the storm last week.

A motion was made and seconded to adjourn. All voted in favor.

Respectfully submitted,

Liz Durkee