



Town of Oak Bluffs
Conservation Commission
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Joan Hughes
Chairperson
Terry Appenzellar
Sharon Cooke
Rose Ryley
Ron Zentner
Board Members
Garrett Albiston
Conservation Agent

Conservation Commission Hearing Agenda December 1, 2022, 3:30PM

Hearing to be held at the Oak Bluffs Town Hall
56 School Street, Oak Bluffs, MA 02557

Discussions:

3:30 PM – Continuation of NOI for 32 County Road M 7, P 95, John Lolley on behalf of Spencer Rhoades, Notice of Intent to construct a detached garage within the 100-foot buffer to a F.E.M.A. 100-year flood zone.

3:45 PM – NOI for 20 Hubbard Lane M 22, P 11.1, George Sourati on behalf of Henry J. & Joan B. Kriegstein, Trustees of the H. Kriegstein Realty Trust, Notice of Intent to construct a finished basement addition to an existing single-family residence. The proposed work is located within 100' of the top of a Coastal Bank.

4:00 PM – NOI for 30 Circuit Ave. Ext., M 8, P 293 and 21 Sea View Ave. Ext., M 9, P 58, Waterfield Design Group, Notice of Intent to regrade and pave an existing parking lot, roads, pedestrian walkways and pedestrian ferry loading area.

4:15 PM – NOI for 375 Barnes Road M27 P14, George Sourati on behalf of HMD 2011 375 Barnes LLC, Notice of Intent to demolish a single family residence and the construction of a single family residence, pool, and spa with associated utilities. The proposed work is located within 100' of the top of a coastal bank.

4:30 PM – Continuation of NOI for East Chop Drive/Crystal Lake M1 P21, 56, 58, 60, 61 SE053-0867 Mark Manganello on behalf of East Chop Association, Inc., Notice of Intent to implement a vegetation management plan including the creation of view corridors and maintenance activities within a Wetland Resource Area and a 100-Year FEMA floodzone.

Other Business:

Vote on Minutes - 10/20/22, 11/3/22, 11/15/22

**Vote on CoC's - 25 Hart Haven Road, Oak Bluffs Wetlands Bylaw
1 Dukes County Ave., SE053-0759**

- any other matters not reasonably anticipated by the Chairperson