



Town of Oak Bluffs
Conservation Commission
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Joan Hughes
Chairperson

Terry Appenzellar
Sharon Cooke
Alice Goyert
Rose Ryley
Ron Zentner
Board Members

Garrett Albiston
Conservation Agent

Conservation Commission Hearing Minutes

May 5, 2022, 3:30PM

Hearing held at:

Oak Bluffs Town Hall Conference Room

Members present: Joan Hughes, Alice Goyert, Rose Ryley, Sharon Cooke, Ron Zentner, Terry Appenzellar

Others present: Garrett Albiston; Sarah Dario, Ed Zephir; Nancy Newman, George Sourati

Discussions:

3:30PM- NOI East Chop Beach Club (M3P27) #SE053-0861 Notice of Intent for a maintenance permit to conduct regular maintenance on the buildings and property. Appenzellar, a member of the Club, recused herself from participation in the hearing.

The major issue is removal of the sand accumulated under the primary decks along the club house and the bath houses. Dan Rogers will do the work. The project will use a small bobcat tractor to remove and place the sand under the decks in a berm, approximately 3' high running the length of the deck from which the sand is taken. The tractor has soft tires to limit impact on the beach. Hughes noted that the berm must be placed above the high tide mark. Goyert raised the potential of planting beach grass on the berm but discussion noted that the berm remains temporarily in place only from 3 months to a year depending on storms, and it is unlikely that the grass would survive. Hughes noted that a berm would not normally be the best solution but rather to place the sand on the existing beach at its natural grade. The applicant should come back before the Commission each year regarding continuation of the practice of sand removal and the berm.

The permit also includes various repairs and maintenance to the main building, bath houses, and dock as well as regrading of parking lot areas. Most of the physical building maintenance is done by Jack Reagan. John Packer does the dock maintenance. Cooke asked about the extent of the dock work which is not specified in the application. In all cases for any of these projects (siding, roofing, etc.) , particularly the dock maintenance, advance notice must be provided by the Beach Club manager to the Conservation Agent who will coordinate with company workers to note proper procedures to protect the area. The snow fencing along the path to the Town beach needs to be kept in good repair.

3:45PM- NOI 25 Brush Island Lane (M44 P5) #SE053-0860 – Notice of Intent to renovate, partially demolish and construct additions to a single family residence. This property is almost entirely in the flood zone except for a small envelope in which the current residence is built. The Massachusetts Wildlife Natural Heritage and Endangered Species Program has jurisdiction over sections of the property. They have not yet responded to a request to approve the project. There is no change to the existing septic. The property is in Farm Neck which has a moratorium on construction work after July 1st.

The project includes removal of sections of the existing garage and house with replacement on the same or slightly enlarged footprint. Gutters and dry wells are proposed. There will be flood vents in the basement. The new foundation is crawl space with 4' frost walls. The crawl space is 6' above ground water. There is an addition of a small run, 18" high, of stone retaining wall counter to an existing training wall on the west side. Hughes directed the addition of a sump pump.

In light of the work moratorium deadline and to expedite processing of the permit, Appenzellar moved approval of the NOI with the addition of the sump pump and pending final approval by Natural Heritage; Goyert seconded. All voted in favor.

Other business

Minutes of 4/21/2022 - Appenzellar moved approval of the minutes of April 21; Goyert seconded the motion. All voted in favor with one absention, Ryley, who did not attend the 21st meeting.