



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
Garri Saganenko
Conservation Admin.

Conservation Commission Hearing Minutes

August 4, 2022, 3:30PM

Hearing to be held at Sailing Camp Park

177 Barnes Road, Oak Bluffs, MA 02557

Members Present: Terry Appenzellar, Sharon Cooke, Joan Hughes, Rose Ryley

Members Absent: Alice Goyert, Ron Zentner

Others Present: Garrett Albiston, Harrison Kisiel, John Lolley (not present for 3:30pm hearing), Garri Saganenko

Discussions:

3:30PM – NOI for 32 County Road M7 P95 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.

John Lolley was not present for the start of the hearing. Joan Hughes shared that he has asked for a continuance. Garrett Albiston said it would be continued until August 18th at 3:30pm. *later corrected to 4pm since there is already a hearing at 3:30pm on that date* Terry Appenzellar moved to continue the hearing for 32 County Road until this date and time. Sharon Cooke seconded. All present members voted yes.

Once John arrived (3:35pm), the Commission informed him that the hearing for 32 County Road had been continued to August 18th at 4pm. Joan shared that the hearing can be continued again if John is unable to gather all materials by that time.

3:45PM – NOI for 0 Little Pond Road M52 P3 Harrison Kisiel on behalf of Martha's Vineyard Land Bank, Notice of Intent to construct a T-shaped viewing platform at Little Duarte's Pond Land Bank property.

Harrison Kisiel presented. The original management plan called for a viewing platform to be constructed on site. This was never done. The platform is two 8' x 4' sections that form a T. Harrison shared that he plans to use the diamond pier footers depicted in the diagram he provided. In addition to the platform, they seek to create a pocket view by removing two small Beetlebung trees as well as a limb from a larger Beetlebung tree. Harrison reached out to Matthew Dix to ask why this was not done originally. Garrett shared that the platform

was not in the original NOI. Harrison planned to use locust posts, the decking will be pressure treated. Joan shared that it's not necessary to use only locust.

TA moved to approve the notice of intent as written. Sharon Cooke seconded. All voted yes.

Meeting concluded.

Other Business:

Joan Hughes shared that she received an email from Michael Goldsmith [Town Counsel] regarding the suit against the Town filed by the East Chop Beach Club. They inquired whether the Town would accept their motion to dismiss the case. Ms. Hughes shared they agreed to the dismissal of the appeal and that the administrative appeal against DEP has also been dismissed.

Joan also shared that she has been approached by an engineer who wanted to see what they could do to protect the actual Beach Club building itself. Joan said they could potentially raise it to FEMA standards. Garrett Albiston shared that that would be 11 feet.

Garrett shared that LEC submitted an NOI application for the creation of View Channels at Crystal Lake. He shared that he has not yet had an opportunity to read it because of its length. He shared that it will have to be continued because of the complexity required in the review process. They are also proposing a vegetation management plan, which they already have.

Garrett also shared that September meetings have been pushed back a week. 9/1 meeting will be on 9/8 and the 9/15 meeting will be on 9/22. The site visits will take place on the Tuesdays immediately preceding the hearings.

- Vote on minutes 7/21/22 Terry Appenzeller motioned to approve minutes as written, Sharon Cooke seconded, all present members voted yes.