



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  
Garri Saganenko  
Conservation Admin.

## Conservation Commission Site Visit Minutes

September 20, 2022, 1:00PM

**Members Present:** Sharon Cooke, Joan Hughes, Ron Zentner

**Others Present:** Garrett Albiston, Doug Hoehn, Arthur Peabody, Darran Reubens, Garri Saganenko

### Discussions:

**1:00pm – NOI for 17 School Street M11 P335 DEP# SE053-0868 Douglas Hoehn on behalf of Lucy Thomson and Arthur Peabody Jr.,** Notice of Intent to remove existing dwelling, pump/fill cesspool, construct new dwelling, tie into town sewer, landscape, and related site activities within a 100-year F.E.M.A. flood zone as well as an MA DEP designated wetland.

Members met Doug Hoehn and Darran Reubens at 17 School Street. Darran explained how the house will be laid out after it is demolished. He presented drawings that show the type of pilings and drainage systems that will be used since the new house will be raised off of the ground. Doug and Darran shared that the house has been approved for a town sewer tie, approved for demolition by the MVC, and approved by the Zoning Board of appeals. Joan Hughes asked questions about drainage and if the boards beneath the house would breakaway. Doug and Darran also shared that they will be filling a previously existing cesspool. Members asked where the parking on the property will be and how the driveway will be laid. Peastone will be used. Members also requested a copy of the MVC decision that shows existing square footage of the structure as well as the square footage of the proposed structure. Garrett ensured no pilings will be in the wetland itself. Lastly, members asked Doug and/or Darran to indicate which trees will be cut or removed. One tree near the southwest portion of the property will be removed. A catalpa tree near the southwest corner of the property will be untouched. Darran agreed to send revised floor and site plans as well as a copy of the MVC decision.

The meeting concluded at 1:21pm.