

Aquinnah Conservation Commission Minutes (ACC)
September 12th, 2023 – Meeting opened at 4 PM

Members Present: Kathy Newman, Mitzi Pratt, Jay Bodnar, Sarah Thulin
Member Absent: Steve Yaffe
Others Present: Cody Coutino (VLS) Chris Alley (S,B,&H)

Motion made and seconded to approve ACC minutes of July 18th, 2023. Motion passed unanimously.

Next meeting date for ACC was scheduled for October 24th, 2023.

Hearing opened at 4:05 PM

Continuation of hearing for Notice of Intent filed by Ann Leonard, 276 Lighthouse Road. For the construction of a new dwelling, septic system, well, utilities, driveway, and associated landscaping within the buffer zone of a BVW and Riverfront area.

The applicant's agent explained the changes that have been made to reduce the impact of the project in the Riverfront area. The house footprint has been moved several feet to the east plus the plan now shows one driveway (not two as previously shown). This reduction meets the criteria for DEP. The siltation barrier (snow fencing) will be added to the revised plan showing areas for erosion protection. Trees that are to be removed will be flagged prior to the pre-construction meeting on-site. Motion made and seconded to approve the project with the changes and conditions made by the applicant. Motion passed unanimously.

Hearing opened at 4:20 PM

Notice of Intent filed by Matthew Litchenberg and Leonard Blum, Trustees, 15 East Pasture Way, for the removal and reconstruction of a foundation below the existing house within the buffer zone of a BVW and coastal bank. A site visit took place at 3:15 PM with members of the ACC and VLS agent.

Sarah Thulin recused herself as an abutter. Kathy Newman chaired the hearing.

Cody Coutino explained the applicant's plan to dig and pour a new basement with the work taking place from inside the existing basement. The old stone foundation has deteriorated, and the applicant would like a lower-level walk-out basement. The commission asked that a narrative describing the process that will be used for the basement work and the plans for removing material from the site be submitted to the ACC for their approval.

Conditions are 1. No stockpiling on-site 2. No footprint expansion (including height of ridge) 3. A pre-construction meeting with ACC member prior to any work beginning. 4. Proper snow fence installation to be used for erosion control where necessary. Consult with member of ACC.

Motion made and seconded to approve the project with the above conditions. Motion passed. Sarah Thulin abstained.

Hearing opened at 4:35 PM

Continuation of hearing for Notice of Intent filed by Joan Wallen, 14 Ridge Road, for the construction of a dwelling, septic system, well, utilities, driveway and associated landscaping within the buffer zone of a BVW. The commission had asked that the house footprint be moved

approved 10/24/23 ST

further from the wetland area. Cody Coutino from VLS showed that the proposed 4-bedroom house on the new plan was now 92' and 82' from the edge of the wetland. The previous plan had shown the closest corner of the house to be only 66 ft. from the wetland. The members were satisfied that this plan better protects the wetland resource. If there are future changes requested the plan would have to be resubmitted to the ACC.

Motion made and seconded to approve the new plan as submitted. Motion passed unanimously.

Hearing opened at 4:45 PM

RDA filed by the Aquinnah Wampanoag Tribal Housing Authority, 24 Totopinumayak, for the construction of a Duplex residence within the buffer zone of the BVW. A site visit was conducted with Dave Zimmerman, Bret Stearns, and members of the Tribal Authority at approx. 3:30 PM, along with members of the Aquinnah Conservation Commission.

The project is to be built in an already open space within an area of tribal housing. It is to be built on piers and the design to follow the housing project at Kuehn's Way. The tribe has its own sewage treatment facility which will be utilized for this project. ACC members believe there will be no negative impact on any wetland resource. Motion made and seconded for a negative determination. Motion passed unanimously.

Hearing opened at 4:50 PM

RDA filed by James Wallen and Kathleen Smith, 7 East Pasture Shore, for the construction of a three-bedroom home, septic system, driveway and associated site work within the buffer zone of a BVW. Cody Coutino and ACC members conducted a site visit at 3 PM.

Cody presented the plan to the commission. There will be snow fencing installed toward the wetland area however, there is quite a long distance between the work zone and the BVW. A pre-construction meeting prior to the work beginning will be conducted with a member of the ACC. A motion was made and seconded to approve a negative determination. Motion passed unanimously.

Hearing opened at 5 PM

RDA filed by Brett-Smith Realty Trust, 4 Jeffers Way, for the upgrade of a cesspool to a current title V septic system, a new well and related work within the buffer zone of a BVW. A site visit was conducted at approx. 3:50 PM with Chris Alley, S,B &H, and the ACC members. Chris Alley went over the plans for the septic and well project. There will be snow fencing installed for the protection of the wetland resources which surround this property. A pre-construction meeting to take place prior to work beginning on the septic and well.

A motion was made and seconded to approve a negative determination. Motion passed unanimously.

Meeting adjourned at 5:15 PM