

GOSNOLD CONSERVATION COMMISSION
April 10, 2023
11:00 am via Zoom and in person at Town Hall

Present:

Conservation Commission: David Warr, Chairman; Wyatt Garfield, Chris Hart, Leo Roy, and Lisa Wright. Other attendees included Mac Davidson, Ren Davidson, Carolyn Nunes, Sheldon Pennoyer (Sheldon Pennoyer Architects), and Reid Silva (Vineyard Land Surveyors).

The meeting of the Town of Gosnold Conservation Commission (GCC) was called to order by Chairman David Warr at 11:00 am, and members and guests welcomed.

1. Approval of Meeting Minutes

Leo Roy suggested that while we were waiting for Mr. Silva to join the meeting we could address other agenda items and take action on the last two sets of minutes that had been previously circulated. Chairman Warr agreed.

Mr. Roy made a motion to accept the February 13, 2023 meeting minutes as written and distributed. Chris Hart seconded the motion. There were five votes in the affirmative. The motion carried.

Mr. Roy made a motion to accept the March 29, 2023 meeting minutes as written and distributed. Chris Hart seconded the motion. There were four votes in the affirmative and one abstention (Mr. Roy did not attend the meeting.) The motion carried.

2. Annual Report

Chairman Warr said that he had drafted the Conservation Commission report for the Town Annual Report and circulated it to the Commission members for comment. He said that he had received one minor suggested edit from Mr. Roy. The members had no further comments. Mr. Roy thanked Mr. Warr for drafting it, and said that it was a very good summary of the GCC's work over the past year.

3. Amended Order of Condition / Schedule May Meeting

Chairman Warr said that we needed to schedule a formal public hearing to amend the Order of Conditions for the Fuel Farm project, which included the new bathroom facility. He said that we had discussed and agreed to modifications to the Order at the last two meetings, but that a public hearing needed to be noticed and held to properly modify the Order. Mr. Roy suggested that we do this at the May meeting of the GCC. Chairman Warr agreed, and proposed Friday, May 12 at 10:30am for our next meeting. Mr. Warr said that

he would tell the Selectboard that the work could proceed while we handled the technicality of amending the Order.

4. Public Comment

There was no public comment.

5. Public Hearing on Notice of Intent filed by Vineyard Land Surveyors on behalf of the Naushon Trust for the renovation of a single family home on Veckatimest Island

Chairman Warr opened the Public Hearing pursuant to M.G.L. Chapter 131, Section 40 at 11:10am. Reid Silva of Vineyard Land Surveyors showed the project locus on an aerial photograph, flood map, and site plan. He described the project as the renovation and expansion of an existing building, raising the floor level, and removing living areas from the flood zone, along with associated site work. He noted that the existing structure was in the AE 13 flood zone, within the coastal bank, and within the 100 foot buffer zone from the salt marsh. Mr. Silva said that most of the proposed work was above grade, but there would be some subsurface work, such as the footings for the detached bedroom building. He showed photographs of the existing building in need of renovation, and elevations of the proposed work.

Chairman Warr asked how the building was going to be raised. Architect Sheldon Pennoyer said that the existing building, built as a stable in 1936, had a concrete block wall on concrete footings. He said that the plan was to use the existing foundation, jack up the building, and add concrete blocks to elevate the floor of the living area above the flood zone. Mr. Pennoyer said that the detached bedroom building would be on prefabricated concrete footings that would be dropped into place, minimizing excavation. Mr. Warr said that one of the questions that he had jotted down was to ask about that foundation, and that he was pleased that the footings would have minimal impact. Mr. Warr asked about the notation on the plan of the “area of dead wood removal and vegetation maintenance”. Mr. Pennoyer said that the photos showed some dead trees, brush, and other debris in that area that was proposed to be removed.

Mr. Roy asked for clarification that the project proposed to eliminate the bedroom and living area below the flood level, and to reduce from three bedrooms to two bedrooms. Mr. Pennoyer confirmed his understanding. Mr. Garfield asked if the septic system dated back to 1936. Mac Davidson said that the septic system was updated to a Title 5 system in 2015. Reid Silva pointed out the septic tank on the plan, saying that a line from the detached bedroom building would be trenched to the existing tank, and that waste was pumped from there up to the existing leach field which was out of the flood zone. Mr. Garfield observed that this project was similar to the one recently approved for Mel Dorr. Mr. Warr agreed, but noted that the Dorr project involved a new septic system. Mr. Roy said that it looked

like this project would achieve a net environmental benefit over the existing building. Mr. Warr said that the GCC was all about seeking net environmental benefit. Chris Hart asked if the existing building had a slab on grade. Mr. Pennoyer replied that there was no existing slab, just a wood floor, as the lower level had originally been horse stalls. Mr. Pennoyer said that they planned to remove the wood floor and add vapor barrier layers to reduce moisture, and that there would be no basement slab. There being no further questions for the project team, Mr. Roy suggested that we close the public hearing.

Mr. Roy made a motion to close the Public Hearing, seconded by Mr. Garfield. There were five votes in the affirmative. The motion carried.

Chairman Warr asked if there was any further discussion needed on the proposed project. There was no further discussion.

Chairman Warr made a motion to approve the project as presented by Vineyard Land Surveyors on behalf of the Naushon Trust and to issue an Order of Conditions. Lisa Wright seconded the motion. There were five votes in the affirmative. The motion carried. Chairman Warr said that he would prepare the Order.

6. Adjournment

The meeting was adjourned at 11:37am.

Respectfully Submitted,
Leo P. Roy

Approved May 12, 2023