



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

Conservation Commission Hearing Minutes

January 5, 2023, 3:30PM

Hearing held at the Oak Bluffs Town Hall
56 School Street, Oak Bluffs, MA 02557

Members Present: Joan Hughes, Sharon Cooke, Rose Ryley, Ron Zentner

Member Not Present: Terry Appenzellar

Others Present: Garrett Albiston, Lorna Welch, George Sourati, Maura McGroarty

Meeting Called to Order at 3:30 pm by Chair Hughes.

Appointments:

- **Request to amend Order of Conditions for 25 Brush Island Lane, M 44, P 5, George Sourati on behalf of Nancy K. Newman, Trustee for the Nancy K. Newman Revocable Trust for renovations and additions to a single-family residence.**

Mr. Sourati presented. After approval of renovations the owner decided to make some small changes. Agent Albiston reviewed and requested they come back for approval. He referred to plans showing a comparison of the changes to be made. The owners would like make the garage 4 ½ feet larger and add a fireplace. They changed the size of the stone patio to be 16 inches wider. He also added a fence that wasn't shown before. Member Cooke made a motion to approve the amendment. Member Zentner seconded the motion. All in favor.

- **Notice of Intent for 66 Canonicus Ave., M 17, P 40, George Sourati on behalf of Miriam C. Gordon, et al., to upgrade a sewage disposal system serving an existing single-family residence. The proposed work is located below the 100-Year Flood Elevation and within 100' of a wetland.**

Mr. Sourati presented. Agent Albiston stated that this is the "Pinkletink" house, a tiny camp. Mr. Sourati stated that this is a one-bedroom house with a cesspool and they are installing the Nitroe and a pump system because of ground water. The lowest estimate for the system was \$72,000. Chair Hughes asked is they are going to acutally install it or is this part of a sale agreement. Mr. Sourati stated that they took it off the market because they were not getting anywhere close to the asking price. It may go back on the market but it will have the best system possible. Agent Albiston agreed that this is the best nitrogen removal technology that

we have in town and it is the highest it can go on the property. Chair Hughes asked if it could ever be more than one bedroom. Mr. Sourati replied unless the Board of Health approves more but he didn't think they would. Mr. Zentner made a motion to approve the Notice of Intent. Member Cooke seconded the motion. All in favor.

Ms. McGroarty attended the meeting on behalf of Robert Gaffey. She stated that his concern is regarding the flooding that goes on in the street due to drainage in the catch basin which is immediately to the left of the house and in order to install the septic a number of trees would need to be removed which means losing something that drinks water. His other concern is that the septic would be installed so high in the ground which she is not sure if that is an actual concern or not. Agent Albiston stated that Mr. Sourati located the septic system the farthest away from the resource area as possible. The reason he elevated it up that far was to have more separation to ground water for the leaching field. He thinks everything that could be done is being done. They are putting in a high quality system and you cannot reject a septic system from an existing, livable house that has been around for more than 50 years. Mr. Sourati stated that the catch basin should be 25 feet away from the leaching field which it is. The catch basin is owned by the town so there is not much they can do about the overflow between the retaining wall and the woods. Mr. Gaffey has gutters on only half his house. If he put downspouts on the remaining half it would have the drainage from his side.

Chair Hughes asked for any further discussion on the motion as presented and called for a vote. All in favor.

Other Business:

- **Vote on Minutes**
 - **December 15, 2022** - Approved
- **Vote on the issuance of Certificates of Compliance**
 - 14R Temahigan Ave., M4 P163 SE053-0851

Agent Albiston stated that he did a walk-through for the Certificate of Occupancy for this property about two weeks ago. Everything was done in accordance with the building plan and the NOI that they issued. He doesn't see any reason why they should not approve the Certificate of Compliance. Member Zentner made a motion to approve the Certificate of Compliance. Member Cooke seconded the motion. All in favor.

- **Agent Update**

Agent Albiston stated that we have new conservation admin. who was supposed to start today but she will be starting on Monday.

We have a squirrel problem at the Sailing Camp. He has been asking for money to reside the mainstay on the kitchen side for the last two years and haven't received the money. There are three holes that he put his fist in that squirrels are getting in to. Tomorrow he has someone covering up the holes, we had a pest guy going in to try to get the squirrels out. Hopefully when the town sees this, they will approve his request to reside the building to make it water and animal tight.

Meeting adjourned.

Respectfully submitted by Lorna Welch.