



Minutes - Edgartown Conservation Commission December 8, 2021

Members present:

Peter Vincent (Chair), Geoffrey Konje, Christina Brown, Jeff Carlson, Lil Province, Bob Avakian, Max Gibbs

Staff: Jane Varkonda

Also in attendance: Kara Shemeth, Chris Alley, Ken Abbott, Brittany Milas, Louise Goodsill, Mike Smith, Chuck Sullivan, Stephen & Karen Sissleman, Ezra Sherman, Kris Hourichi, Reid Silva

Meeting called to order at 4 pm and a public hearing was opened for the following application:

4:01pm

Public Hearing: NOI SE20-1623

Applicant: Louise Goodsill & Marin Aurbach

Representative: Chris Alley, SBH, Inc. Brittany Milas (Architect)

Address: 56 Dike Bridge Road Road, Assr. Map 33 Lot 4.2

Project: NOI for construction of a guest house and related site work.

Documents shared: aerial, site plan 11/23/21, photos of site, arch plans, rendering of house from driveway

Chris Alley went over the site and the resources, including wetlands & a creek.. The applicant is seeking permission to build a guest house architecturally similar to the existing shed. Dimensions are: 11' wide x 33' long. Proposed guest house has 1 bedroom and will tie in to the existing leaching field but have it's own tank and pump chamber. The existing leaching field (standard Title V) has a 7 bedroom capacity, there are 4 bedrooms in the main house and this would be the 5th on the property. The proposed site is just beyond 100' setback from the wetlands and within the 200' local bylaw setback. The foundation would be a crawl space and the first floor elevation is planned at elevation 12.0' All work would be done from the driveway.

Action: A motion was made and seconded to continue the hearing to December 29th to allow for site visit

Passed unanimously via roll call vote.

4:18pm

Public Hearing: NOI SE20-1622

Applicant: Michael Smith & Phoebe Cole-Smith

Representative: Chris Alley, SBH

Address: 4 & 6 Caleb Pond Lane (AP 30 Lots 24.1 & 24.2)

Project: The project involves the replacement/expansion of a single-family dwelling, the relocation of a second dwelling, the upgrading of a septic system, and related site work.

Documents shared: aerial/ GIS, site plan, architectural plans

Main house and 2 habitable structures (3 total) on property (property is one lot for zoning purposes).

Chris Alley reviewed the site plan, pointing out the resource areas, specifically the dunes on the opposite side of Chappaquiddick Road from the property. The velocity zone and 100 year flood fall on the property. The proposed leaching field falls within 100' of the 100 year flood and majority of the project falls within 200' from wetlands (local bylaw).

The smaller cabin is being moved to make room for the new structure and bring it within zoning compliance. There is a new Title V septic system proposed in the lawn on the north side of proposed and relocated structures.

The proposed single family dwelling is a flat roofed, 1 story house, the proposed footprint is larger than the existing structure but is on 1 floor which will make it less visible from the road.

Discussion from Commissioners:

The siding was confirmed to be shiplap and the applicants are open to not having white windows and trim per Conservation Commissioners suggestion to keep things more natural. A brief history of the property was given and a request for a rendering of the proposed project from the water was made to the applicant. It was determined that due to the topography it was unlikely the structures would be seen by people on Chappaquiddick Road.

Action: Motion to continue the hearing to the next meeting (12/29/21) for site visit
Seconded and passed unanimously via roll call vote

4:38 pm

Public Hearing: Request for Determination of Applicability

Applicant: JFS Realty Trust (Sissleman)

Representative: Chris Alley, SBH, Inc. Chuck Sullivan, Sullivan & Associates

Documents Shared: Aerial, Site Plan, Architectural Plans

Jurisdiction:/ Resources: 100' of the 100 year flood, coastal district

Address: 100 Edgartown Bay Road (AP 51 Lot 23)

Project: Request for Determination of Applicability - The project involves the construction of a replacement dwelling, garage, swimming pool, the upgrading of a septic system, and related site work.

Chris Alley went over the existing conditions and the proposal to replace the 3BR house and existing septic system with a new house, septic system, pool and garage.

This is the lowest lot in the area with the grade being between elev. 3.5' - 6'.

The building code requires that the first floor be at elevation 11' and the applicant will be seeking relief from the town to allow for the finished height of the structure to be 30'.

The applicant is proposing to bring in 3' of fill to bring it up to elevation 8' +/- in the front and elevation 4' in the back. Where the grading will be obvious is from the applicant's other, abutting property. Pool equipment is proposed in the back of the garage, and a dry well for the pool's annual drawdown is proposed.

Discussion from Commissioners:

Runoff concerns with the amount of fill: Chris Alley explained that Katama drains so well, the one potential problem area abuts the applicants other property so there's flexibility to grade there and address any issues. Chuck Sullivan stated that any roof runoff will be guttered and run into a dry well

The makeup of vegetation on the lot was discussed, there are spotty cedars that the applicants would like to move and utilize. Neighbor is encroaching with his yard and the applicants want to plant out the area with the existing cedars.

Action: Motion to continue the hearing to the next meeting (12/29/21) for site visit
Seconded and passed unanimously via roll call vote

4:55 pm

Continued Public Hearing

Applicant: Hedjen Trust (Rubin)

Representatives: Ezra Sherman (Sherman Associates) and Ken Abbott (SBH, Inc)

Documents Shared: site plan, architectural rendering from pond

Jurisdiction/ Resources: 300' from Great Pond (Jane's Cove)

Address: 9 Boldwater Road (AP 38-3.16)

Project: NOI for a new dwelling, pool & pool house, septic, relocated driveway, view channels, etc.

Ezra Sherman from Sherman Associates presented the site plan and discussed the proposed view channels and that one is down pond and the other is cross pond.

There was concern from the Commissioners that two may not be a good idea on this lot.

They cross quite a bit and the applicant may be best to settle on one. Ezra spoke to the differences in the two channels and discussed the homeowners choice to site the home further back than it had to be because of the respect for the pond and resources.

Ken Abbott commented that view channel angles don't point towards any existing structures on the opposite side of the cove.

Kris Horiuchi also spoke to the siting and location of the house. Shifting the house further back enables us to develop a better transition between the structure and landscaping and the pond. This reduces the impact on the pond and enhances the transitional landscape.

Jane Varkonda confirmed that the Commission would need an updated wildlife inventory. Ken Abbott stated that Doug Cooper completed one in 2005 and they will have him update the report as necessary

Action: Motion to continue the hearing to the next meeting (12/29/21) for applicant to deliver an updated wildlife inventory and rendering from the pond.

Seconded and passed unanimously via roll call vote

5:13 pm

Public Hearing:

Applicant: Beach Trees LLC

Representatives: Reid Silva (PLS), Brian Murphy and Bruce Anderson

Documents Shared: Aerial, Site Plan with cross section, Architectural Plans, Rendering from water

Jurisdiction/ Resources: 300' from Crackatuxet Cove

Address: 26 Crackatuxet Cove Road (AP 44-33.4)

Project: NOI for New House, replacing existing house on property.

Reid Silva presented the proposed site and related work discussing the proposed grading on the water side of the house.

Note: Landscaping plan received shortly before hearing, will need Jane Varkonda to review and report to commission prior to making a decision

Discussion from Commissioners:

It was noted that the wetland vegetation by the pond's edge was fairly tall and the rendering may show it lower than it actually is.

Geoffrey Konje brought up the point that currently on the site you can't see the water due to elevation but at elev 10-11' (+/- proposed first floor) there may be no need for cutting. He proposed to not rule on view channels until the terrace is built and a site visit can be held. Commissioners also suggested that native grasses be allowed to restore the field area now that the riding ring is no longer in use.

Bruce Anderson (architect) stated that on the water side of the proposed house the native grasses between pond and structure be allowed to grow to natural heights.

Jane Varkonda stated that the Commission will need a species list for grasses and planting and will need a plan to break out between lawn and gardens because there's only 2500 sq ft allowed

RS: as far as the grading, is the slope as proposed acceptable? RA perhaps some schubert along wetlands to create another buffer between the wetlands and the grasses

Action: motion to continue to January 12, 2022

Seconded and passed unanimously via roll call vote

Alexander Gammill - continued to next meeting

Walsh - modify OC to allow patio to be wet-set - no one here for applicant - continued to January Meeting

Katama Farm - need to extend the lease ssin due to delays in receiving the necessary documents from the Lessees.

Commissioners agreed to extend the Leases through January 30

Updates from Agent:

Regarding the antennas on the silos: AT&T will need to go out to bid if they want to replace the silos

Lighthouse Park - proposal to relocate an electric pedestal, serves Lovell and 124 N water, the neighbors want the pedestal relocated further down the slope but still on Town property, question is why the pedestal is on town property?

Decision made to wait till Town Council has weighed in on the query and review in January.

Kara Shemeth is starting on Monday, requesting to start salary at F4 based on her experience. After 6 months she would move to step 5. (This is confirmed to be within the budget).

Action: A motion was made to approve the salary request starting at F4.

Seconded and passed unanimously via roll call vote

Action: A motion was made to accept minutes of the November 17 2021 meeting

Seconded and passed unanimously via roll vote with 2 abstentions (Gibbs & Provence)

To be signed: Order of Conditions - Elsworth/ Chappy House LLC

Action: Motion to approve OC as drafted

Seconded and passed unanimously via roll call vote

Warrant articles are due Friday (Dec 10, 2021) :

Action: Motion to approve 4 warrant articles

1. Mini park rent to be paid not out of our budget but from a warrant article
2. Fisherman's landing
3. \$20,000 to Land Acquisition Fund
4. \$20,000 to Maintenance Fund

Seconded and passed unanimously via roll call vote

Community Preservation Act money was awarded to rebuild the wooden stairs at the gut that have rotted. New stairs will be metal.

5:43 motion to adjourn

Passed unanimously via roll call vote