



Minutes - Edgartown Conservation Commission December 29, 2021(4pm)

Members present:

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

Staff: Jane Varkonda (Agent), Kara Shemeth (Admin)

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

4:00 pm Meeting called to order

4:01 pm

**Public Hearing: NOI SE20-1623**

Applicant: Louise Goodsill & Martin 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

Site visit revealed issues relative to the landscaping being in violation of a previous order. Chris Alley asked for a continuation of a month until the landscaping issues can be resolved.

**Action:** A motion was made and seconded to continue the hearing to January 26th  
Passed unanimously via roll call vote.

4:07 pm

**Continuation of a Public Hearing for a Request for Determination of Applicability**

Applicant: Michael Smith & Phoebe Cole-Smith

Representative: Chris Alley, SBH

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

Documents shared: aerial, site plan, image of proposed structures from the water

The Commissioners found that the project, as proposed, would have no negative impact on any protected resources.

**Action:** Motion was made and seconded to issue a negative determination  
Seconded and passed unanimously via roll call vote

4:17 pm

**Continued Public Hearing**

Applicant: Hedjen Trust (Rubin)

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

Documents Shared: revised site plan from Sherman Associates (aerial with site plan overlaid)

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.

Kris Hourichi went over the topics raised at the site visit regarding the proposed path and view channels. The view channels have changed from crossing each other to being two separate, independent channels. The path currently wanders on to the abutting property. Kris Hourichi advised that the best method for the path would be to lay it out in the field and go over the site with the Conservation Agent

**Action:** Motion to approve subject to standard conditions as checked by the Conservation Agent.

Seconded and passed unanimously via roll call vote

4:38 pm

**Continued Public Hearings:**

Applicants: Alexander-Gammill, Walsh, Waldron

**Action:** motion to continue the three continuations to January 12, 2022

Seconded and passed unanimously via roll call vote

4:38 pm

**Public Hearing: NOI Continuation**

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: 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 proposed grading and the potential impacts on abutting properties. The Chair asked about the abutting property that is also owned by the applicant and it was confirmed that there was no merger of title. The project is before the BOH for a variance regarding setbacks (common in this area) and the Planning Board regarding the swimming pool within the Coastal District and for relief from the height restrictions caused by the first floor needing to be at elevation 11'.

Dick Joel, a direct abutter, voiced concerns about the landscaping creating a “bowl” as the grad is raised adjacent to his property. Chris Alley brought up the site plan again and pointed out that the extra fill on the side that abuts Mr. Joel’s property is due to the need to cover the septic system. He confirmed that the edge of the grading, where it comes back to natural grade, is approximately 27’ from the shared property corner. Chuck Sullivan suggested plantings to help with any runoff and reiterated that the area of most concern was the side abutting the applicant’s own second property.

Agent Jane Varkonda mentioned that properties in this area are significantly restricted (per BOH) in regards to landscaping and irrigation due to groundwater impacts. She asked if the project could be done without filling any of it and Chris Alley confirmed it could be done but it would look very out of place. Chuck Sullivan spoke to the proposed design fitting in with the neighborhood and surmised that Special Permits regarding height were likely commonplace in this area.

Commissioners request the following from the applicant:

- Landscape Plan with a cross section of the existing and proposed fill
- Written report stating that the grading will not negatively affect the neighboring properties.

**Action:** Motion to continue to January 12th  
Seconded and passed unanimously via roll call vote

Peter Vincent confirmed that there were no issues with the Warrant Articles

**Action:** Motion to approve the minutes as drafted  
Seconded and passed unanimously via roll call vote

Jane Varkonda advised that the draft of the Conservation Commission’s submission for the Town Report will be forthcoming.

5:01 motion to adjourn  
Passed unanimously via roll call vote