



Meeting Minutes - Edgartown Conservation Commission - January 26, 2022 (4 pm)

Commissioners present:

Peter Vincent (Chair), Christina Brown, Jeff Carlson, Geoffrey Konje, Lil Provence & Bob Avakian

Commissioners not present: Max Gibbs

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

Public in attendance: Chris Alley, Chuck Sullivan, Stephen & Karen Sissleman, Zach Pinerio, Tracey Smith, Douglas Hoehn, Sarah Campbell, Amy Denton, Jennifer DaSilva, Brian Dundon, Jeff Karp, John Denson, Ken Hamel, Donna Giovannini, Maria, Scott, Warren & Debra Gaines, Andre Mallegol, Reade K. Milne (Edgartown Inspector of Buildings)

4:26 pm Meeting called to order (delayed due to zoom issue)

Continued Public Hearing: NOI SE20-????

Applicant: Chappaquiddick Beach Club

Representative: Zach Pinerio

Address: 37 Chappaquiddick Road (AP 30-2)

Project: NOI to remove and replace existing playground equipment

Documents shared: Aerial, image of new equipment, site plan with playground area highlighted.

Zach explained that the existing equipment is out, the new equipment is ordered and will be installed once permitting is complete. Discussion regarding the necessity for the footings to be dug by hand.

Action: A motion was made and seconded to approve the plan subject to Jane's on-site approval and with the condition that the footings be dug by hand.

Passed unanimously via roll call vote

4:02 pm

Continued Public Hearing: NOI SE20-1628

Applicant: Vineyard Vibes, LLC

Representative: Tracey Smith, SBH, Inc. Chuck Sullivan (Architect)

Address: 9 Lessen Way (AP 13-22)

Project: NOI to replace an existing single family dwelling (SFD) with a new single family dwelling, pool and pool house.

Documents shared: Aerial of site, site plan, architectural plans.

Tracey Smith and Chuck Sullivan presented an updated grading plan that showed additional proposed dry wells and retaining walls. The revised plans were received shortly before the hearing and thus were unable to be distributed to Commissioners and interested parties in a reasonable time prior to the hearing. A recent site visit clarified questions regarding the need to grade as the property has significant topography.

Comments from the public: Abutters were concerned that the property could turn into a revolving short term rental. Jennifer DaSilva, the owner, advised that she and her family plan to live here and not rent it out.

Action: A motion was made and seconded to continue the hearing to 2/9 to allow for review of the revised plans.

Passed unanimously via roll call vote

5:15 pm

Continued Public Hearing: NOI SE20-1624

Applicant: Jeffrey & Jill Karp

Representative: Doug Hoehn, SBH

Address: 31 Edgartown Bay Road (AP 46-8)

Project: NOI for a new pier with tie off piles and a float.

Following a site visit, the Commissioners found the site and plans to be appropriate.

Action: A motion was made and seconded to approve the application with standard pier conditions.

Passed unanimously via roll call vote

5:17 pm

Public Hearing: NOI Continuation

Applicant: JFS Realty Trust (Sissleman)

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

Documents Shared: Aerial, Site Plan, Architectural Plans, plant list, aerials showing existing and proposed conditions.

Jurisdiction/ Resources: within 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 presented the updated plan that showed the profile section and trench drains along SW corner and NE corner property lines (as presented at the last meeting) and explained that they are proposing to install a retaining wall around the septic system to reduce the need for excessive grading on that side of the house. Grading is still proposed on the NW side of the house and meets the natural grade +/- 10' in from the property lines. There was some concern from abutters regarding water flowage onto their property. The abutters (Ken Hamel & Donna Giovannini) felt there wasn't sufficient data to prove that their property wouldn't be affected by runoff and had their engineer, Brian Dundon review the plans. He felt he needed spot elevations on the

Hamel/Giovannini property to assure them there wasn't a risk to their property. Chris Alley spoke to the grading in the area not changing and offered to extend the drainage ditch south along the property line to assuage their concerns.

Action: A motion was made and seconded to continue the hearing to 2/9 to allow for an additional date to be submitted.

Passed unanimously via roll call vote.

Public Hearing: NOI Continuations

Applicants: Alexander/ Gammill and Goodsill/ Aurbach

Both applications have existing violations of previous Orders of Conditions.

Action: Motion to continue Alexander/Gammill and Goodsill/Auerbach hearings to 2/9/22 (Jane to contact Kris Houruchi for timeline)

Seconded and passed unanimously via roll call vote

Action: Motion to approve the 1/12/22 minutes as drafted

Seconded and passed unanimously via roll call vote

6:05 pm

Action: motion to adjourn

Passed unanimously via roll call vote