



Meeting Minutes - Edgartown Conservation Commission
March 9, 2022 (4 pm)

Commissioners present:

Bob Avakian, Christina Brown, Lil Provence, Geoff Konje

Commissioners not present: Peter Vincent (Chair), Jeff Carlson, Max Gibbs

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

Public in attendance: George Sourati, Brian Murphy, Rob McCarron, Patrick Gage, Richard and Carol Fligor, Christopher Alley, Alex Morrison, Nelson Gianacoplos, Alyssa Halisky, Brad Guidi, Dillon Prives, Eric Brown, Jackie Hegarty, Jackie Korell, Jason Brown, Jonathan Kirby, Phil and Lucy Dobrin, Patrick Gage, Michael Luft-Weissberg, Ananda Moor-Jankowski, Artemis Papadatou

With the zoom recording and meeting minutes available to Commissioners not in attendance, Kara Shemeth asked if the applicants would be agreeable to absent Commissioners reviewing the materials and then voting on matters at later meetings. The applicants stated that this was acceptable.

Discussion: SE20-1603 - 6 Swan Neck Realty Trust - View Channels

An aerial of the site (6 Swan Neck) was shown and Alex explained how he determined the best angle for the view channel, there are beetlebungs and oaks that he would like to keep and drop the understory to allow for a more natural view of the pond. Lil Commented on how nice the beetlebung grove is and how the planned view channel is going to do a nice job of keeping the house across the pond out of view.

The Commissioners approved of the presentation and the Agent will write up an amendment to the Order

NOI – Public Hearing (SE20-1631) L. Patrick Gage

Address: 69 Kanomika Road (AP 38-8.6)

Representative: George Sourati, Sourati Engineering Group

Project: project to reduce the lawn area around the house from 6700 sq ft to 2500 sq, to allow the view channels to remain, as constructed and allow for a 5' understory rather than 6', and to allow the boardwalk to remain as-built, excepting the decking over the wetlands, which will be re-built to allow for 1" spacing between the decking. Site visit preceded hearing.

George Sourati presented the site plan and aerials, site plan showing existing and proposed conditions.

In 1998 and 2018 OCs were issued and it was discovered that there were not any corresponding CoCs. The house is now under agreement and they are looking to remedy the violations. The lawn is bigger than permitted and the understory in the view channel has been cut lower than permitted. There The decking of the boardwalk was also tighter than permitted. One view channel was constructed slightly larger than permitted and the other was constructed slightly smaller, the total size was equivalent to what was permitted.

This NOI proposes to address the deficiencies with a reduction of 6' to 5' on the height of the understory, to allow the channels to remain as is and reduce the lawn area. Redecking of the portion of the boardwalk over the wetlands to allow for 1" spacing.

Comments: Lil discussed that bluestem is not the best solution for a meadow as it doesn't do well in an area like this.

Action: A motion was made, and seconded, to approve as presented with the contractor hired by the new owner meet with Jane to review the planting plan and species list.

Passed unanimously via roll call vote.

Public Hearing – Notice of Intent

Applicant: 23 Kelley St LLC

Address: 51 & 55 North Water St and 6 & 24 Kelley St (AP 20D-298.1, 300, 301, 302)

Representative: George Sourati, Sourati Engineering Group

Project: Renovations and additions to the Kelley House Complex which is composed of 9 buildings on 4 separate parcels. Some of the proposed work is below the 100 year flood elevation.

Documents shared: Aerial, current conditions site plan, drainage plan, proposed conditions.

The Kelley House building and the Garden House (main hotel) has extensive interior work planned with new siding and new roofing with a 2' bump out addition planned on the Garden House. The other structures on the properties will be receiving new siding and roofing. The pool will be relocated to the interior of the property.

There is a formal agreement between the Anchors (Town of Edgartown) and Kelley House LLC regarding parking for the senior center.

Brian 90% of the project is interior, the big outdoor change is moving the pool to the interior of the properties and creating a patio around it. The hotel is being reduced by 2 rooms.

George went over the extensive drainage plans.

Discussion: Geoff asked about the exterior work and plans for containing debris. Brian explained which buildings will get new windows and Metric Construction can supply a plan regarding debris removal.

Christina asked about the "Pelican Club" and Brian explained that it's essentially a large patio, likely bluestone and decking. George Sourati pointed out that there is a small net reduction of pervious areas overall.

Public Comment: Carol Fligor spoke of the history of the area and her opposition to the business closing for up to 2 years. She has concerns about the noise during the summer months and all the work vehicles taking up parking spots.

Brian Murphy thanks Mrs. Fligor for her comments and stated that they do not plan to be closed for two summers, they hope to be done by next spring and that the work that needs to be done really needs to be done all at once rather than trying to do it in only the offseason. He stated that they have a parking

plan and they do not plan to have a noisy construction site due to a majority of the work being interior.

George Sourati was asked about the current drainage system discharging directly into the harbor. It was commented that a previous superintendent may have given the ok for that and this is an opportunity to fix this. George confirmed that it's roof runoff and overland water flow. George stated that he could provide in writing a statement that assures that there is nothing toxic in runoff going into the catch basin.

Action: a motion was made and seconded to continue the hearing to the next meeting (3/23/22) to allow for a site visit.

Passed unanimously via roll call vote.

Public Hearing – Notice of Intent

Applicant: Terrence P. McCourt, Tr

Address: 85 Chappaquiddick Road (AP 30-63)

Representative: Chris Alley, SBH

Project: Removing an existing well house, building a new utility shed, re-permitting of a proposed boardwalk, a proposed perimeter skirting around guest house buildings a proposed septic tank and pump chamber to connect guesthouse to existing septic system, the restoration of construction access area, approve a bike shed.

Documents shared: Aerial, Site Plan

This notice of intent is a hodge podge of items that need to be addressed to bring the property into compliance with previous Orders. The DEP comments were regarding the proposed boardwalk, currently it skirts into the edge of the beach grass/ mapped habitat. Chris Alley proposed to slide the eastern edge of the boardwalk slightly south to keep the limit of work out of the mapped habitat/beach grass. Jane requested a cross section of the boardwalk and stated that the beachgrass/ mapped habitat really encompasses the entire property so the boardwalk doesn't need to be moved.

Jane brought up that skirting around the bottom of the structure, even with ¼" spacing, won't allow for the dune to move freely. It is essentially creating a wall and it might be better to leave out the skirting.

Action: a motion was made and seconded to continue the hearing to the next meeting (4/6/22) to allow for a site visit.

Passed unanimously via roll call vote.

Discussion: SE12-1555 - Catalina – Lighting Plan

Artemis (FIND LAST NAME) presented lighting proposals for Catalina on Ocean View Ave. Some of the lights proposed are uplights. Most are downlights along paths, the uplights are designed to have low output and glare shields to provide a low level wash to the adjacent wall, providing a 3'-4' wash of light. There are uplights planned at the base of several wisteria and provide a small lightsource at the base of these trees/ planters.

Commissioners expressed the need for caution with a plan with uplights as Edgartown requires dark sky compliant light fixtures. These are required not only for light pollution but also for the protection of wildlife. The importance of keeping to the minimum necessary downlights is also important.

Artemis thanked the Commissioners for the feedback and information, she will return with a plan that takes into account the Commissioners concerns and suggestions.

The following NOIs are still awaiting landscaping modifications to bring them into compliance with previous Orders of Conditions:

NOI (SE20-1627) Alexander-Gammill (143 Plantingfield Way)

NOI (SE20-1623) Goodsill-Aurbach (56 Dike Bridge Rd)

Action: Motion to adjourn.

Passed unanimously via roll call vote