



Meeting Minutes - Edgartown Conservation Commission
April 27, 2022 (4 pm)

Commissioners present: Peter Vincent (Chair), Jeff Carlson, Max Gibbs, Bob Avakian, Christina Brown, Lil Provence, Geoff Konje

Commissioners Absent: Jeff Carlson,

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

Public in attendance: George Sourati, Doug Hoehn, Chris Alley, Kristen Geagan (SMF), Joe Rogers (SMF), Joe Pastore, Joaan Gosser, Cody Coutinhou (VLS), Noah Froh, Michael Poirier, Elizabeth Louks, Nelson Giannakopoulos, Stephanie Pierce (Reed Hildebrand), Cammie Naylor

4:00 Public Hearing – Notice of Intent

Applicant: Sheriff's Meadow Foundation (SMF)

Address: 311 Vineyard Haven Road (AP 12-5, 6.1, 6.2, 7 12B-111, 137)

Representative: Kristen Geagan, SMF

Project: invasive species control, habitat management, view maintenance, new trail construction, trail restoration and boardwalk construction at the Caroline Tuthill Preserve.

Documents shared: Aerial, proposed trail plans

Kristen Geagan of Sheriff's Meadow presented the project which already has MESA approval. Plans are to keep a new trailhead outside the buffer to allow for safer parking and access. Plans include rerouting portions of the purple trail due to erosion, extending an existing boardwalk, adding two new universal access trails and continuing to manage pitch pine. It was noted that this property is home to one of the only stands of native phragmite on the island.

Action: A motion was made, and seconded, to continue the hearing to 5/11 to allow for a site visit to portions of the proposed work areas.
Passed unanimously via roll call vote.

Public Hearing – Notice of Intent

Applicant: The Peter M. Kumpitch Revocable Trust

Address: 52 Beach Road Avenue (AP 47-57)

Representative: Cody Couthino, VLS

Project: the construction and maintenance of an addition to an existing dwelling, associated landscaping and the relocation of a septic tank within 200' of a resource area.

Documents shared: aerial and site plans

Cody presented the project which is a 188 sq ft addition to an existing dwelling. The area where the construction would take place is within an established lawn. The addition is proposed over the existing septic which will result in moving the septic tank. The work site is 175' from the top of the bank and all access will be across established lawn.

Discussion: There are concerns regarding the driveway migrating off locus and onto SMF property, Commissioners would like the property line staked for a site visit to confirm the driveway is on locus. Cody was asked to add the lawn construction access to the site plan, and set rebar along the property line.

Action: A motion was made, and seconded, to continue the hearing to 5/11 to allow for a site visit
Passed unanimously via roll call vote.

Public Hearing – Notice of Intent

Applicant: Joseph Pastore

Address: 8 Trapp's Pond (AP 12-32)

Representative: Cody Couthino (VLS), Joe Pastore (Owner, GC)

Project: The proposed removal of an existing dwelling and garage and the construction and maintenance of a new dwelling, in-ground swimming pool, septic system tie-in, driveway and associated landscaping. Portions of the project are located within the buffer zone to a bordering vegetated wetland and within the FEMA Flood Zone (AE-9).

Documents shared: aerial and site plans

NOTE: Lil Provence recused herself for this application as the applicant recently purchased her family's abutting property

Cody and Joe presented the site plan and explained that two existing buildings would be removed and with one to remain and a new dwelling and garage to be constructed. The new dwelling will be further from the resource (35' vs 15' currently).

Discussion: Max asked about the pool being in the buffer and the associated hardscape that will likely accompany it, Joe spoke about rotating the pool to allow it to get out of the buffer.

Action: A motion was made, and seconded, to continue the hearing to 5/11 to allow for a site visit.

Passed unanimously via roll call vote.

Public Hearing – Notice of Intent

Applicant: Douglas & Catherine Halbert

Address: 35 North Neck Road (AP 18-28.2)

Representative: Joanne Gosser, Synergy MV

Project: The proposed project includes the winterization of the existing structure, additions totaling 363 sq ft, and a new driveway/parking area within 200' of the top of the bank. A new portion of deck within 15' of the top of the bank.

Document shared: aerial, renderings of current and proposed structure/additions, site plan

Joanne Gosser presented the project which strives to retain as much of the historic building and footprint as possible while allowing for winterizing of the historic home. There is 363 sq ft of addition proposed and the wrapping the porch to make the porch roof symmetrical. Casey Decker is on board as the structural engineer.

Action: A motion was made, and seconded, to approve the project as presented with standard conditions and the submission of a landscape plan prior to any landscaping activities.

Passed unanimously via roll call vote.

Public Hearing – Notice of Intent

Applicant: MV Regency Group LLC

Address: 71 Butler's Cove Road (AP 53-7) Representative: Doug Hoehn, SBH

Project: The proposed project involves the construction of a freestanding deck, a mowed access path and the transplantation of several cedar trees.

Documents shared: aerial, site plan, landscape plan

Dough Hoehn presented the site plan and Stephanie Pierce presented the proposal for a 380 sq ft viewing deck, 1.5 off the ground, within the building envelope. The deck has the approval of the Edgartown Building Department. The applicant wishes to mow a path out to the deck to allow for elderly family members to be able to access the deck. The deck is within the flood zone and is engineered in a manner that it would not be as susceptible to flooding. The applicant would like to manage the poison ivy in the paths as the field is overrun with it. They understand that this would need to be done by hand with no "cides". The cedars that are proposed to be moved are cedars already on site.

Action: A motion was made, and seconded, to approve the project as presented with standard conditions, the path is allowed at 6' wide with no surfacing, strictly mowing. Any poison ivy management plan shall be submitted to the Conservation Commission. Permission to mow and maintain the field was issued in 2009.

Passed unanimously via roll call vote.

Public Hearing – Notice of Intent

Applicant: MV Regency II, LLC

Address: 36 Crackatuxet Road (AP 53-5)

Representative: Doug Hoehn, Stephanie Pierce, Mike Poirier

Project: Vegetation management and supplemental hedgerow planting in a previously permitted area.

Documents shared: aerial, site plan, landscape plan, photo of site

Doug Hoehn presented the site plan and Stephanie Pierce presented the landscape plan which calls for additional hedgerow plantings within the buffer zone. These additional plantings would supplement work previously approved by the Conservation Commission.

Action: A motion was made, and seconded, to approve the project as presented with standard conditions.

Passed unanimously via roll call vote.

Public Hearing – Request for Determination

Applicant: Alan Muney

Address: 70 Kanomika Road (AP 38-8.3)

Representative: Chris Alley, SBH

Project: The proposed project includes the installation of a 10,000 gallon water tank and hydrant within 100' of the 100 year flood area.

Chris Alley presented a site plan showing the proposed location of the tank, explaining that this is becoming a common request from insurance companies for homes in areas without town hydrants. Due to groundwater there is some concrete to anchor it and some insulation over it, with the grade and size, the tank should blend with the existing surroundings once it's installed. The location lies just above elevation 11' while the rest of the property falls within the 100 year flood. The proposed location is also outside of Zone 2 of the ponds district. Access for installation is right off Kanomika road, 1 oak tree will need to be removed. The location is approved by the Edgartown Fire Department.

Discussion: Jane felt that the view channels may be out of compliance but felt it wasn't prudent to hold up a fire safety request.

Action: A motion was made, and seconded, to issue a negative determination. Passed unanimously via roll call vote.

Public Hearing – Continued SE20-1633

Applicant: Terrence McCourt

Continued from 3/9 & 4/6

Address: 85 Chappaquiddick Road (AP 30-63)

Representative: Chris Alley, Nelson Giannakopoulos, Cammie Naylor

Chris recapped the changes since the previous meeting.

Landscape Elements:

- restoration of hardscape on water side of house
- reestablishment of plants that died off
- underground irrigation to be disconnected and sprinkler heads to be removed so as not to disturb site with piping being ripped out

Other Elements:

- Bike Shed, a negative determination was located in the Conservation Commission files regarding the bike shed
- the proposed boardwalk has been revised to take in to account the Conservation Commissions suggestions

- Skirting around the buildings has been removed per Conservation Commissions suggestions
- Septic tank and pump chamber approvals have been renewed by BOH as they had expired

Discussion: Chris explained that the well "house" is to be removed and the area around the well restored with a utility building being built behind the guest house. Nelson explained that the utility shed is proposed where it is to keep the utilities out of the flood zone per the building code. Commissioners asked why this had not been taken into consideration and the utilities included in the structures themselves. Nelson explained that they are the third architecture firm to work on this and they inherited the project with the utilities planned outside the buildings. Cammie went over the revegetation plan (on file with Con Com) and asked that the applicant be able to add 2-3 more raised beds in the same area where 2 already exist. Installation of an above ground irrigation will be necessary to allow the new plantings to flourish.

After discussion, the applicant withdrew the proposed utility shed from the application.

Action: A motion was made, and seconded, to approve the project as proposed with the conditions as discussed and with the utility shed removed. Passed unanimously via roll call vote.

It was noted that the applicant is storing portions of his pier in the dunes and that is a violation of the WPA and the local bylaws.

Public Hearing – Continued

SE20-1635 24 Navy Way Realty Trust (Sourati, cont from 3/23 & 4/6)

George recapped the project and explained that the roof deck and spiral stairs have been removed from the project. The footprint and layout of the building remains the same.

Action: A motion was made, and seconded, to approve the project as presented, without the roof deck and spiral staircase. Passed unanimously via roll call vote.

Public Hearing – Continued

SE20-1636 Audmer, LLC (SBH, cont from 3/23 & 4/6) - Landscapers have yet to coordinate with Agent to rectify view channel violations.

Action: A motion was made, and seconded, to continue to 5/11.

Passed unanimously via roll call vote.

Action: A motion was made, and seconded, to approve the minutes from the previous meetings

Passed unanimously via roll call vote.

With nothing further to discuss, the meeting was adjourned.

Minutes approved at the 5/11/22 Conservation Commission Meeting