



Meeting Minutes - Edgartown Conservation Commission
April 6, 2022 (4 pm)

Commissioners present: Peter Vincent (Chair), Jeff Carlson, Max GibbsBob Avakian, Christina Brown, Lil Provence, Geoff Konje
Staff: Jane Varkonda (Agent), Kara Shemeth (Admin)

Public in attendance: George Sourati, Doug Hoehn, Carlos Teles, Chris Alley, Cleo Winsryg-Wild, Darci Schofield (TTOR), Lindsay Brown (TTOR)

Request for Determination of Applicability - Cleo Winsryg-Wild

Address: 16 Forever Wild Way (AP 44-45.11)

Project: replacement of an existing shed within the 100 year flood area.

Cleo presented her plans to replace a rotting shed with a new one in the same location and footprint. The property is within 100' of the 100 year flood.

Action: Motion was made and seconded to find a negative determination
Passed unanimously via roll call vote

Continued NOI - McCourt - Continued from 3/9/22

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.

Chris Alley discussed 4 outstanding landscape issues:

- removal of underground irrigation
- revegetation of the area where the pavers were removed on the north side of the house
- revegetation plans for the area of rosa rugosa that did not survive
- the construction area

Construction issues:

- the skirting around the elevated buildings,
- permitting the bike shed (Chris was unable to find permitting regarding the bike shed)
- removal of the well "house"
- construction of a utility shed built into the hill on the south side of the property along Chappaquiddick Road
- construction of the boardwalk, Chris used google earth to re-work the boardwalk more around the trees than previously presented and reduced the overall length by 15 linear ft
- LOW was reduced from 4' on each side to 3' on each side

Discussion:

Walkway - If allowed at all, it should meander through the existing vegetation, there should be no tree removal. Why couldn't the walkway come across parallel to the pool and connect that way? It's a lot less invasive than the present design.

Skirting - ¼" space isn't enough to let the wind and sand to move through naturally. This house was built in a dune in the manner required and the skirting isn't a necessity. Any kind of blocking will significantly impact sand migration.

Utility Shed - there are a lot of buildings on this lot already, why weren't the utilities planned for in the extensive construction? To have to add another structure seems like there was inadequate planning.

Trenching - What was the trenching under the guest house? Chris will find out.

Pier Storage - At site visit it was noted that the applicant is currently storing pieces of their pier in the dunes, that needs to stop and the pieces need to be removed to a more appropriate location.

Action: Motion was made and seconded to continue to next meeting to allow applicant to rework items discussed and obtain revegetation plans.

Passed unanimously via roll call vote

Continued NOI - Audmer LLC

SE20-1636 – Notice of Intent

Applicant: **Audmer, LLC**

Address: 118 Meetinghouse Way (AP 37-117)

Representative: Doug Hoehn, SBH

Project: Proposed construction of a pool, pool fence, equipment, shed, terrace, and related site work within 300' of a Great Pond.

Doug Hoehn recapped the project. The application was continued previously for a site visit.

The view channels are still an issue and the "lawn" is not a meadow, a meadow is made up of different grasses and mowed once, maybe twice annually whereas this is sodded lawn. Areas are irrigated that shouldn't be, it would be better to remove it fully as it is very easy to reconnect. The pool isn't really an issue, the outstanding issues on non-compliance are the issue holding this application from proceeding.

All these permits have expired and the applicant needs to re-apply for all these items, view channels, meadow, etc. The applicant currently has no permits for any sort of maintenance.

The Agent's recommendation is to stick to the policy of not issuing new permits until the property is brought back into compliance. The view channel has been handled very poorly. It was discussed that the remedies and pool can be dealt with in tandem.

Action: A motion was made and seconded to continue to April 27 to allow the applicant to file a NOI to address the deficiencies.

Passed unanimously via roll call vote.

Continued NOI - 24 Navy Way Realty Trust - Pool House with roof deck

Address: 24 Navy Way (AP 52-26.64)

Representative: Sourati Engineering Group

Project: Proposed construction of a pool house and associated utilities within 100' of the 100 year flood.

George Sourati recapped the project. Commissioners had been by the site to view the stakes and ridge poles and found it to be very visible from Atlantic

Drive raising concerns regarding the Conservation Commission's charge to protect public views and vistas. There was discussion as to how a roof deck is different from a second story deck and Commissioner's felt that if it were attached it would blend with the house more and be less intrusive.

Commissioners requested a rendering of what the pool house would look like from the beach. A photo was shared from the Agent's site visit showing the ridge poles.

Action: A motion was made and seconded to continue to the next meeting to allow the applicant to obtain renderings and make adjustments to the design based on the input from the Commission.

Passed unanimously via roll call vote

Request for Amended Order of Conditions - continued from 3/23

Applicant: David Malm

Address: 17 Forever Wild Way (AP44-45.2)

Representative: Doug Hoehn, SBH

Project: Stone retaining wall addition/ modification

Carlos Teles and Doug went over the plans and showed the revised design that keeps the stone wall and work area outside of the Great Pond Zone 1.

Action: A motion was made, and seconded, to approve the amendment as presented.

Passed unanimously via roll call vote.

Discussion Items:

6 Swan Neck – Morrison – Phase 2 View Channel work (understory) - Jane met on site with Alex Morrison and the view channels meet the standard requirements

TFI events - There was discussion regarding what events were appropriate for Katama Farm and Commissioners reiterated that events must be farm related, thus the Katama Association and other groups who proposed private events would not be permitted. Lindsay Brown, the Farm Manager, brought up the idea of a farm stand and pointed out that with the new arrangements, it would be difficult to meet the % of farm produced items currently mandated by the lease. Commissioners felt that the % needed to stand as it was a part of the lease, Lindsay Brown will return at a later meeting to discuss farm stand related

proposals going forward.

Warrant Articles #s15, 29, 30 & 31- Commissioners went over the articles for the upcoming Annual Town Meeting

Request for OC extension SE20-1390 (View Channels)- Project is in compliance

Action: A motion was made, and seconded, to approve the extension of SE20-1390.

Passed unanimously via roll call vote.

Minutes:

Action: A motion was made, and seconded, to approve the meeting minutes of 3/9/22.

Passed unanimously via roll call vote.

Action: A motion was made, and seconded, to approve the meeting minutes of 3/23/22.

Passed unanimously via roll call vote.

With nothing further to discuss, the meeting was adjourned.

Minutes to be approved at the 4/27/22 Conservation Commission Meeting