



Meeting Minutes - Edgartown Conservation Commission  
May 11, 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, Leah C, Chris Alley, Ann Floyd, Patrick Ahearn, Bari Boyer, Matthew Blumenthal, Marshall Katzen, Chris Dunn, Kris Horiuchi, Patrick Taylor, Bryan Collins, Kristen, Mike Kurkulonis, Dan Gordan, James Moffett

**Request for NOI** - 191 Katama Road

Address: 191 Katama Rd (AP 29-125.22)

Project: Demolition of an existing house and garage and construction of a new dwelling, pool, decking, septic system, landscaping and related site activities.

Doug Hoehn, James Moffett, Chris Dunn, Kris Houruchi

Doug familiarized the Commission with the property and its history. The applicant would like to demo the existing structures and replace them with a new house

Documents Shared: SBH Site plan, architectural elevations,

Con Com - 2 flood zones, top of bank buffer,

All of the project, except a portion of the proposed leaching field, are in one buffer zone or another.

James Moffett, went over the architectural design which proposes an "L" shaped house (plans on file) with a pool and decking and a garage and parking area.

Commissioners discussed the amount of glass facing the harbor and voiced concerns about the pool being so close to TOB.

**Action:** Motion was made and seconded to continue to June 8th for a site visit and for the legal notice to be properly advertised (original had an incorrect assessor parcel)

Passed unanimously via roll call vote

#### **4:05 Public Hearing** – Notice of Intent

Applicant: Michael and Carol Kurkulonis

Address: 12 Tom's Neck Farm Way (AP 32-1.53)

Representative: Chris Alley, SBH

Project: Construction of a single family dwelling and associated site work.

Documents shared: aerial, site plan

Chris Alley presented a brief history of the area and pointed out the resource areas. He explained that the applicants would like to do this project in two phases, the first being establishing a well, bringing in utilities and driveway and then following with the construction of a single family dwelling, septic system, parking area, etc.

Commissioners asked about the clearing and Mike Kurkulonis explained that he was unaware of the buffer zone specifics and believed he was able to take down trees and brush within the building envelope. HE took down some trees and others came down in the heavy winter storms and he cleaned up the storm damage, once Chris informed him of the infractions he stopped all action immediately. Ann Floyd spoke of the Kurkolonis' love of the property and Chappy.

**Action:** A motion was made, and seconded, to continue the hearing to 5/25/22 so the applicant can provide the following additional information:

- Add edge of recent clearing to the site plan

Passed unanimously via roll call vote

#### **4:10 Public Hearing** – Notice of Intent

Applicant: Michael A. Bass, Trustee of the 89 Turkeyland Cove Road

Nominee Trust Address: 89 Turkeyland Cove Road (AP 44-5.2)

Representative: Sourati Engineering

Project: The proposed project consists of the demolition of a single family residence and guest house and the construction of a new single family residence, guest house, boat house, pool and pool cabana with associate utilities.

Documents shared: aerial, site plan, rendering from pond, elevations

Dan Gordon, Landscape Architect, Patrick Ahearn, Architect

George explained that there is a house, guest house and garage currently

on the property (and a duck blind/ shack)

The guest house will move further from the resource area, a boat house is proposed to the east, all three structures will be outside the first 100' from the wetlands. The driveway will be shifted to the north, the existing well and leaching field will both be kept and used. The septic tank and pump chambers will need to be relocated to allow for the new structure.

Commissioner Max Gibbs asked that the applicant add the view easements/ permissions to the site plan.

**Action:** A motion was made, and seconded, to continue the hearing to 5/25/22 so the applicant can provide the following additional information:

- NHESP information
- Wildlife Inventory
- Habitat Assessment
- Site Visit

Passed unanimously via roll call vote

#### **4:15 Public Hearing – Request for Determination**

Applicant: Marshall Katzen

Address: 14 Myober Lane (AP 7-2.1)

Project: native plantings along a pond within the buffer zone.

Marshall KAtzen explained that they had purchased the property in the past year and wanted to install native plantings along the pond's edge where the previous owners had clearcut. He has been working with Suzan Bellencampi of Felix Neck on the quantity and types of plants to be installed.

**Action:** A motion was made, and seconded, to issue a negative determination.

Passed unanimously via roll call vote

### **Continued Hearings**

#### **NOI - SE20 -1639**

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.

Site visit report: Jane Varkonda confirmed that the site visit went well.

**Action:** A motion was made, and seconded, to approve the project as presented at the previous meeting (5/11/22) with the standard conditions.

Passed unanimously via roll call vote

### **NOI - SE20-1625**

Doug Hoehn returned to the Con Com to request permission for the approved pier to have the standard lights, power and water. The request was inadvertently left off the initial request, a new plan has been submitted to the Con Com with a note reflecting the request.

NOTE: Max Gibbs recused himself due to his profession (dock builder)

**Action:** A motion was made, and seconded, to approve the light and utilities as shown on the revised plan

Passed via roll call vote with one abstention (Gibbs)

**Action:** A motion was made, and seconded, to approve the meeting minutes of 4/27/22

Passed unanimously via roll call vote.

### **NOI - LOCAL**

Applicant: The Peter M. Kumpitch Revocable Trust

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

Representative: Reid Silva, 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

Site visit report: Jane Varkonda confirmed that the site visit went well and SMF confirms that their concerns have been addressed concerning possible encroachment. Commissioners noted that the project would have very little impact on the site.

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

Passed unanimously via roll call vote

### **NOI - SE20-1645**

Applicant: Joseph Pastore

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

Representative: Reid Silva (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

Per the discussion at the previous hearing (5/11/22), the applicant has rotated the pool to give it greeted clearance from the resource area.

Site visit report: Jane Varkonda confirmed that the site visit did not raise any concerns, the trees around the main house site are very large and it would likely not be visible from the water.

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

Passed unanimously via roll call vote

**Continued NOI** - Audmer LLC

**SE20-1636** – Notice of Intent

Applicant asked for a continuation to 5/25/22

**Action:** A motion was made and seconded to continue to 5/25/22.

Passed unanimously via roll call vote.

With nothing further to discuss, the meeting was adjourned.

Minutes to be approved at the 5/25/22 Conservation Commission Meeting