



Meeting Minutes - Edgartown Conservation Commission  
May 25, 2022 (4 pm)

Commissioners present: Peter Vincent (Chair), Jeff Carlson, Christina Brown, Lil Province, Geoff Kontje

Commissioners Absent: Robert Avakian, Max Gibbs

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

Public in attendance: George Sourati, Doug Hoehn, Tracey Smith, Ann Floyd, Patrick Ahearn, Kris Horiuchi, Patrick Taylor, Bryan Collins, Mike Kurkulonis, Carol Kurkulonis, Dan Gordan, James Moffett, Marryann Thompson, Sidney Cinalli, Jeff Karp, John Roberts, Brian Cardy, Jay Seaburn, Leah C, Liza Henderson, Joseph Sieber, Jon Roberts, Matthew Blumenthal, Jodi, Reade Milne

**PUBLIC HEARINGS:**

Public Hearing – Notice of Intent (SE20-1648)

Applicant: **The Jeffrey N. Karp Irrevocable GST Trust of 2021 & The Jill J. Karp Irrevocable GST Trust of 2021**

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

Representative: Doug Hoehn, SBH, Maryann Thompson, Sydney Cinalli, Kris Horiuchi

Project: Construction of a dwelling, garage, barn, pool, pickle ball court, stairway to dock, landscaping & related site activities.

Documents shared: Aerial, site plan, rendering from the water, architectural plans, pictures of property, architectural site plan

Doug explained that the project is outside the shore zone and in the buffer zone, the FEMA flood zones criss crosses the property and the whole lot is within the Con Com jurisdiction. Maryann Thompson went over the shore zone and the setbacks that they are working within. The look is a New England saltbox style and the design is meant to nestle into the landscape. Kris Horiuchi spoke of most of the landscaping being landward of the buffer zone and that this won't

have a lawn from the house to the retaining wall, the goal is to have things blend and have a natural landscape.

Discussion: There were questions about the existing path and its continued use. The stairway from the site to the pier needs to be presented at the next meeting.

Abutters would like to see the landscaping plan and had questions regarding the bulkhead (Kara was able to confirm there is an Order regarding filling behind the bulkhead from 1995).

**Action:** A motion was made, and seconded, to continue the hearing to 6/8/22 to allow for a site visit.  
Passed unanimously via roll call vote.

Public Hearing – Request for Determination of Applicability

Applicant: **Andrew W. & Cathy B. Burch**

Address: 13 Navy Way (AP 52-26.51)

Representative: George Sourati, Sourati Engineering

Project: Demolition of a single-family residence and the construction of a new single-family residence with associated utilities located below the 100 year flood elevation.

Documents shared: Aerial, site plan, architectural plans

George presented the project and explained that the entire site is between elevation 9.5' and 10', the FEMA flood elevation is 10' in that area so the whole site is below the flood zone.

Discussion: PEter Vincent asked how close this was to the Herring Creek, there is a road and another row of properties between this site and the project.

**Action:** A motion was made, and seconded, to find a negative determination with the following conditions:

- 25' construction zone around the building and a defined staging area
- Landscaping plan to be submitted

Passed unanimously via roll call vote.

### **Continued Public Hearings**

Continued Public Hearing – Notice of Intent

Applicant: Michael and Carol Kurkulonis

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

Representative: Tracey Smith, SBH

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

Documents shared: aerial, site plan

Tracey recapped the project and explained that Chris Alley had been anticipating going on a site visit with the Commissioners and planned to locate the new clearing area then, the applicant will submit a plan showing the new clearing prior to construction. The applicants agents approached the neighbors in an effort to reduce the agreed upon setbacks to no avail. The applicants would like to modify the house design to allow portions to be pulled further from the resource.

**Action:** A motion was made, and seconded, to approve the application with the following conditions:

- allow the installation of driveway, utilities and well
- The Commission acknowledges that a future house and septic system will be built within the existing building envelope and the applicant must come back to the Conservation Commission for review/approval prior to any construction beginning.
- A plan showing the most recent clearing will be submitted with the house plans.

Passed unanimously via roll call vote

**Continued 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: George Sourati, Sourati Engineering , Patrick Ahearn (Architect), Dan Gordan (Landscape Architect)

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

George summarized the project (see previous meetings minutes for details)

The hearing had been continued to allow for a site visit and for the applicant to supply the following information:

- NHESP information
- Wildlife Inventory
- Habitat Assessment

**Action:** A motion was made, and seconded, to continue the hearing to 6/8/22 so the applicant can provide the following additional information:

- NHESP information
- Wildlife Inventory

- Habitat Assessment
- Agreement in writing to protect the existing cedars

And for the applicant to review the previous permits, assess the property's compliance and provide a path to bring the property into compliance

Passed unanimously via roll call vote

Action: a motion was made, and seconded, to approve the meeting minutes from 5/11/22

Passed unanimously via roll call vote.

Discussion: 7 Starbuck Neck (SE20-1596)

Applicant: Starbuck Neck Realty Trust

Address: 7 Starbuck Neck (AP 19A-9)

Representative: Doug Hoehn

The project was approved by the Con Com a year ago and when it went to the Historic District Commission (HDC) the HADC requested changes that have wound up being substantial enough to require an Amended Order of Conditions. This was not caught until now and the builders are ready to go, the carriage house is slightly smaller and further from the resource area so theta re asking for verbal permission to move forward with the construction of the carriage house and to review the new plans under a request for an amended Order of Conditions which cannot be put on the agenda until Jun 22, 2022 .

Action: A motion was made and seconded to allow the carriage house to move forward.

Passed unanimously via roll call vote.

Action: A motion was made and seconded to adjourn the meeting.

Passed unanimously via roll call vote.

Adjourned at 5:30 pm