



Meeting Minutes - Edgartown Conservation Commission  
June 8, 2022 (4 pm)

Commissioners present: Peter Vincent (Chair), Jeff Carlson, Lil Provence, Max Gibbs

Commissioners Absent: Robert Avakian, Geoff Konje, Christina Brown

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

Public in attendance: George Sourati Doug Hoehn, **Patrick Ahearn**, Kris Horiuchi, **Patrick Taylor**, **Bryan Collins**, **Dan Gordan**, **James Moffett**, Marryann Thompson, Sydney Cinalli, Jeff Karp, John Roberts, Brian Carty, Joe Sieber, Atty. Dylan Sanders, Jodie Landdell

Public Hearing - Notice of Intent

Applicant: The 191 Katama Road Nominee Trust

Address: 191 Katama Road (AP 29-125.22)

Representative: Doug Hoehn, SBH

\*Legal notice was not posted in the Edgartown Town Hall lobby 48 hrs prior to hearing, necessitating the Commission to open and continue both hearings until 6/22 for proper posting.

Action: A motion as made, and seconded, to continue the hearing to 6/22/22  
Passed unanimously via roll call vote.

Public Hearing – Notice of Intent

Applicant: SSL Inc

Address: 2 North Neck Road (AP 15-6)

Representative: Reid Silva, VLS

\*Legal notice was not posted in the Edgartown Town Hall lobby 48 hrs prior to hearing, necessitating the Commission to open and continue both hearings until 6/22 for proper posting.

Action: A motion as made, and seconded, to continue the hearing to 6/22/22  
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)

**Action:** A motion was made, and seconded, to continue the hearing to 6/22/22 to allow time for the Agent to review the submitted materials.

**Action:** A motion was made, and seconded, to continue the hearing to 6/22/22 to allow for a site visit.

Passed unanimously via roll call vote.

**Action:** A motion was made, and seconded to mandate that any materials or additional materials for a hearing must be received by the Conservation office no later than 12 noon on the Friday preceding the hearing.

Passed unanimously via roll call vote.

**Continued 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 (check spelling), Kris Hourichi

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

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

Doug recapped the project and showed the updated plan with the limit of work, pier, stairs from top of bulkhead to the decking of the pier, grass paths and notes regarding the specifics of the pool.

Kris Hourichi confirmed that the leaching area is installed, d box and tanks will need to be installed. The landscape plan calls for staying out of the 100' of the coastal zone with bi-annual mowing of the existing meadow (to be retained/maintained) and paths.

Maryann Thompson recapped the materials (weather to gray wood and shingles) so that the house nestles into the landscape.

**Discussion:** Commissioners expressed concern regarding the amount of light emanating from the structures due to the large number of windows.

Abutters expressed concern about the rendering being “inadequate” and the lack of pool and grading specifics. Concerns regarding the volume produced by pickleball courts and its impact on the enjoyment of the bay.

Abutters also had concerns regarding the screening proposed at Fisherman’s Landing by the Town. Kris Hourichi confirmed that if the Town did not plant those trees or if the plants died then the Karp’s would look to install their own plants to achieve the desired screening.

The protection of views and vistas was brought up and discussed, the feeling was that the historic and public view/vista from the water was what the bylaw was primarily looking to protect. The applicant felt that the vegetation and trees being left in place would help buffer the view from the water

Mr. Karp explained that the view on the southern portion of property has been pruned and cut over the years to ensure the view. Abutters debated the point and Jane confirmed that in the past 10 years the lot had gone from a wooded lot to a cleared area which she had noted her management of the adjacent right of way owned by the Town.

Jane Varkonda confirmed that the issue of noise would be taken up by either the Planning Board or the Zoning Board, it does not fall within the purview of the Conservation Commission.

**Action:** A motion was made and seconded to continue the hearing until 6/22/22 to allow the architect to rework the windows and provide a more accurate angle for the rendering from the water.  
Passed unanimously via roll call vote.

**Discussion Items:**

Edgartown CZM Grant Application: Peter advised that he had a letter of support for the Parks Department regarding their grant request.

**Action:** A motion was made, and seconded, to send the letter.

Passed unanimously via roll call vote.

Cape Pogue DCPC Meeting/ TTOR:

Jane reported that TTOR does not have a valid beach management plan and they were advised by the state to resubmit by Fall 2016, there is still no valid plan.

Folliard (S Water): The parking shells are only 6' from the pagoda tree and they need to be 8' and have no parking within the 8'. The property is currently in non-compliance with the landscaping Order and therefore a new application will not be considered.

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

Passed unanimously via roll call vote.

Adjourned at 5:27 pm