



Meeting Minutes - Edgartown Conservation Commission
July 13, 2022 (4 pm)

Commissioners present: Peter Vincent (Chair), Jeff Carlson, Lil Province, Max Gibbs, Christina Brown,

Commissioners Absent: Geoff Kontje, Robert Avakian

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

Public in attendance: Casey Decker, Patrick Ahearn, Doug Hoehn, Kris Hourichi, Sydney Cinalli, James Moffatt - Greenwater, Matthew Blumenthal, Matthew Blumenthal, Kris Horiuchi, Tyler Grant, Dan Gordon, Bryan Collins, Reid Silva - VLSE, Don McLagen, Katie Ryan, Penn Edmonds, Roderick Lichtenfels, Lisa Lichtenfels, John Conforti, Alexandra Cook, Katherine Ellsworth, Joanne Brine, Bill Brine, Harrison Kiesel, Peter Bauman, Ellie Wise, Bob Hurst, Cornelia Hurst, Todd Jacobis, Shana Jacobis, James Kelleher, Chriss Dun, Dan Gordon, Laura Pla, Athena

PUBLIC HEARINGS:

4:00 Public Hearing SE20-1651 – Notice of Intent

Applicant: **Martha's Vineyard Land Bank**

Address: 28 Litchfield Road (AP30-233)

Project: Proposed creation of a trailhead, universal access trails, a boardwalk with a floating dock and associated site work & accessories

Documents shared: Site Plan, aerial

Harrison Kiesel of MVLB presented the proposed project which involves a new trail, some clearing, and a boardwalk and floating dock at the Land Bank Property at 28 Litchfield Road.

Commissioners asked for more detailed plans, especially near the water, regarding the boardwalk and floating dock specs. MVLB was advised that they would need to present to the Marine Advisory Committee and get the "ok" from the Shellfish Constable prior to the Conservation Commission issuing a decision. It was also advised that they contact the Tribe's THPO to clear the project with them in regards to possible impact on native sites.

Public Comment: Several abutters spoke in opposition to the project, Bill Brine spoke on behalf of the Caleb Pond owners and spoke of the history of the pond and of their desire to keep the pond the quiet sanctuary that it has historically been.

Action: A motion was made, and seconded, to continue the hearing to August 10th to allow for a site visit and for the applicant to coordinate with the necessary boards and develop engineered plans.
Passed unanimously via roll call vote.

4:05 Public Hearing – Notice of Intent

Applicant: **Brian Purdy**

Address: 10 Fowler Way (AP 12 B - 135)

Representative: Casey Decker, MV Engineering & Design

Project: Demolition of an existing main house and guest house to allow for new foundations for both and the upgrading of the septic system to be moved further from the resource area. All activities in the flood zone and buffer zone.

Documents shared: aerial, site plan, architectural plans

Casey Decker presented the application explaining that initially they had aimed to lift the existing structures, pour new foundations further from shore and set the structures back down. As the plans developed it became apparent that that was not as cost effective as a demo/ rebuild.

It was noted that the septic plan did not have Edgartown BOH approval and Casey explained that the system was a FAST system and was the same one that had been approved approximately 5 years ago and they planned to resubmit for re-approval.

Commissioners asked that the applicant provide a rendering of the proposed site from the water, provide a copy of the septic plan and appropriately map the resource areas on the site plan. A landscape plan was also requested.

Action: A motion was made, and seconded, to continue the hearing to August 10th to allow for a site visit and for the applicant to see to the Commission's requests for more information.

Passed unanimously via roll call vote.

4:10 Public Hearing – Notice of Intent (LOCAL)

Applicant: David Apfel and Lisa Rechtschaffen

Address: 5 Jacob's Neck Road (AP 43-1.1)

Representative: Cliff Meehan, Meehan & Long Builders

Project: Proposed addition to a single family dwelling. The addition is within Zone II of the Edgartown Ponds District and within the AE10 flood zone with a small portion within the buffer zone.

Documents shared: Site Plan, photos of site, aerial

Cliff Meehan explained the proposed addition which falls within the local bylaw jurisdiction. Several trees and some brush will need to come down but the area in which the addition is proposed is largely lawn and parking already.

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

Passed unanimously via roll call vote.

Continued Public Hearings

SE20-1643 - 191 Katama Road Nominee Trust – 191 Katama Road (AP 29-125.22)

Eligible Commissioners: Peter, Lil, Jeff and Max

Representatives: Doug Hoehn (SBH), James Moffett (Architect), Kris Horiuchi (Landscape Architect)

Documents shared: updated landscape plans, renderings from water

Doug Hoehn quickly recapped the previous hearings presentation and resource areas and setbacks. James Moffett explained that they had taken the Commission's concerns regarding the amount of windows and reduced all the proposed windows in size by 15%. They also pulled the proposed structure back from the top of the bank (as shown on the approved plans).

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

Passed unanimously via roll call vote of eligible commissioners.

SE20-1650 – SSL Inc – 2 North Neck Road (AP 15-6)

Action: A motion was made, and seconded, to continue the hearing to July 27 to allow VLS to confer with the Shellfish Constable regarding construction access.

Passed unanimously via roll call vote

SE20-1647 – 89 Turkeyland Cove Road Nominee Trust (AP 44-5.2)

Eligible commissioners: Peter, Christina, Lil & Max

Documents shared: Aerial, site plan

The applicant briefly reviewed the project and explained that there is a proposed change in the location of the “boathouse” to accommodate a large, old oak on the property. To ensure the tree is saved, the “boathouse” is proposed to move 35' +/-.

Action: A motion was made, and seconded, to approve as presented with standard conditions and upon receipt of an updated site plan showing the following:

- Better represent the large oak in question, accurately represent the caliper and drip line
- Eliminate the northwest path
- Reduce path widths to 4'
- Show cedars on plan
- Show new, approve location of "boat house"

Also required:

- the removal of the sprinkler heads (as dictated by a previous Order)
- The Conservation Agent's review and approval of the updated plan

Passed unanimously via roll call vote of eligible commissioners.

Action: A motion was made, and seconded, to approve the meeting minutes of May 25th 2022.

Passed unanimously via roll call vote of eligible commissioners

Action: A motion was made, and seconded, to approve the meeting minutes of June 22, 2022.

Passed unanimously via roll call vote of eligible commissioners.

Action: A motion was made, and seconded, to approve the written Karp Conditions (as previously approved).

Passed via roll call vote (Peter, Lil, Max, Jeff)

Action: A motion was made, and seconded, to adjourn at 6:15 PM

Passed unanimously via roll call vote