



Meeting Minutes - Edgartown Conservation Commission
August 10, 2022 (4 pm)
835 0713 2480

Commissioners present: , Jeff Carlson, Lil Province, Christina Brown, Geoff Kontje, Robert Avakian (acting Chair)

Commissioners Absent: Peter Vincent (Chair), Max Gibbs

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

Public in attendance: CW Hoyt, Tracey Smith, Rich Bonomo, Amy Brauer, Peter Fletcher, Doug Hoehn, William "Chuck" Sullivan, Tom Tate, John Kett & Haoyang Li (Reed Hildebrand), Beckett "Josh" Kochin

PUBLIC HEARINGS:

(Meeting opening delayed while we waited for a quorum)

Public Hearing– Notice of Intent

Applicant: Six Dunham, LLC

Address: 6 Dunham Road (AP 29B-83)

Representative: Tracey Smith, SBH

Project: Replace an existing single family dwelling and garage with a new single family dwelling and garage along with proposed pool and related site work.

Documents shared: aerial, site plan

Tracey Smith (SBH) and Chuck Sullivan (Sullivan Associates) presented the project. Chuck explained that the owners would like to renovate and enlarge the home as their family is expanding and the house does not have a proper foundation and is not up to current building code due to its age. The plan is to save the main part of the house and bring that portion forward. The garage is on the property line and the proposal is to bring the building north and rebuild the garage within the setbacks.

The structure was originally the barn for the yellow house on the corner of South Water and Dunham.

There was discussion about the existing grade and the Agent requested a plan showing the existing grades where the proposed pool and structures are. Also requested are cross sections of the pool and the retaining wall.

Action: A motion was made to continue for a site visit. The motion was not seconded.

Action: A motion was made to continue to 8/24 to allow the applicant to submit cross sections of the pool and retaining wall and an updated version of the site plan with additional topo lines/ spot elevations.
Passed unanimously via roll call vote.

Public Hearing – Notice of Intent - Local Bylaw

Applicant: 36 Smith's Way Nominee Realty Trust

Address: 36 Smith's Way (AP 36-343.2)

Representative: Doug Hoehn (SBH), Peter Fletcher (Ahearn)

Project: Construction of a screened porch with deck above and the addition of a bay window.

Documents shared: Aerial, site plan, architectural plans

Doug explained the resource area and advised that the house is approximately 400' from the water. The 200' setback from the wetlands just barely touches the proposed structure. Peter Fletcher explained that the proposed bay window will create an architectural symmetry and the screened porch and patio will fill between the two bay windows. The area where the activity is proposed is in an established lawn.

Action: a motion was made, and seconded to approve the application as presented.

Passed unanimously via roll call vote.

Public Hearing – Notice of Intent

Applicant: 77 North Neck Road Realty Trust

Address: 77 North Neck Road (AP 31-1.1)

Representative: Doug Hoehn, SBH

Project: Requesting permission to maintain and repair an existing, licensed pier.

Documents shared: Aerial, site plan

Doug explained that the pier was issued on Order of Conditions in 1989 and a Chapter 91 license was issued in 1990. The original order contained the wording that the pier would be able to be repaired and maintained for 5 years. The state license allows for the ability to repair and maintain and the new owners would like to repair and maintain as needed. Orders are generally issued with the

ability to repair and maintain in recent years. There was discussion about what level of repair would require a new or amended license rather than falling under “routine” maintenance. There was also discussion about what maintenance the pier is currently in need of.

Action: a motion was made, and seconded to approve the maintenance on portions of the pier above the water.
Passed unanimously via roll call vote.

Continued Public Hearings

Public Hearing SE20-1651 – Martha’s Vineyard Land Bank (28 Litchfield Road)

Public Hearing SE20-1653 – Brian Purdy (10 Fowler Way)

Action: a motion was made, and seconded to continue the MVLB hearing until 9/28 to allow MVLB to meet with Marine Advisory and develop the necessary plans and to continue the Purdy hearing until 8/24 due to lack of eligible voters.
Passed unanimously via roll call vote.

Discussion Items:

Waldron – 22 Bayside – vista/ view clearing

Tom Tate (Tate Builders), John Kett & Haoyang Li (Reed Hildebrand) and Beckett Kochin were on hand to represent the applicant.

The proposal looks to take out 8 trees in corridor 1 (predominantly pine) and 5 (1 cherry, 1 oak & 3 cedars) in corridor 2. (site plan and renderings from home site and water on file with Con Com)

The oak they are proposing to take out was mandated to stay when the property was initially being developed so as to screen the house. Josh Kochin explained the significant grading needed to make the pool area work and 40% of the root system of the tree in question had backfill put on it. Archeological studies for the pool fence required trenching around the tree to examine for features. These two things could impact the long term health of the tree. Commissioners noted that the proposed channels don’t leave a lot in them. John Kett reiterated the importance of the view for the client.

A decision was made to schedule a site visit.

With nothing further to discuss the meeting was adjourned at approximately 5:20 PM