



Meeting Minutes - Edgartown Conservation Commission  
April 26, 2023 (4 pm)

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

Commissioners Absent: none

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

Public in attendance: Zach Pinerio, Sofya Nadelstein, Jessica Snare, Melissa Vail, Norman Selby, Doug Hoehn (SBH), Lindsay Brown (TTOR FARM), Rachel Self, Rob Morrison (ToE), Guy Grassi, Suzan Bellincampi (MAS), Joanne Gosser, Michael Barclay, Darran Rubins, Leonard Schleifer, Casey Decker (MV E&D), Carla Walkis (Slough Farm), Chris Alley (SBH), Brees Architects, Darci Schofield (TTOR)

Public Hearing – Request for Determination of Applicability (local)

Applicant: Zach Pinerio

Address: 210 Chappaquiddick Road (AP 31-32.2)

Project: An addition to a single-family dwelling within 172' of a bordering vegetated wetland

Documents shared: Site Plan, aerial

Zach Pinerio explained that he is looking to put an addition on his house. The proposed addition is 175' from the nearest wetland. The existing house and a barn are between the wetlands and the addition. There was discussion of the wetlands and it was noted that the addition is proposed in the established lawn. It was noted that the proposed addition wouldn't have any adverse impacts on the resource area.

**Action:** A motion was made, and seconded, to find a negative determination Passed unanimously via roll call vote.

Public Hearing – Request for Determination of Applicability

Applicant: The 93 North Water Street Nominee Trust

Representative: Doug Hoehn (SBH)

Address: 93 North Water St (AP 20D-281)

Project: Cosmetic changes to the northernmost dwelling which is within the 100' buffer to the 100 year flood

Documents shared: Site photos, building elevations, aerial.

Cosmetic changes include the garage doors becoming windows, to make the garage space livable space. HDC has already approved the changes.

**Action:** Amotion was made, and seconded to find a negative determination. Passed unanimously via roll call vote

Public Hearing - Notice of Intent SE20-16??

Applicant: Kruppers, LLC

Address: 5 Briggs Road (AP 27-9.22)

Representative: Doug Hoehn (SBH), Jessica Snare (Arch)

Project: Construction of a dwelling, pool, driveway, portion of a septic system, waterline, view channels, landscaping and related site activates within the 100' buffer to the 100 year flood and view channels in wetlands

**Note:** Lil recused herself

Documents shared: Aerial, site plan, building elevations/ plans, rendering from the water.

Doug shared the plans and explained that there was a previous Order issued for this property but the house was never built. The proposed house is in a similar position and there is a pool with a pool house, the bottom of the pool is above mean groundwater (elev. 5'). The view channels shown on the plan were approved back in 2013, they were cut and the field location falls where they were approved more or less. The applicant would like to adjust them slightly so that they work for the new proposed house location.

Jessica Snare presented the house plans (7 BR) and explained that the proposed design meets all ZBA and Con com requirements regarding setbacks and height restrictions. She spoke of the view from the pond being devoid of large trees due to the previous Order's western view channels being cut by the previous owner. She confirmed the house would have natural shingles with a gray trim (paint chip to be submitted at a later date).

The Agent discussed that the view channels are not usually allowed to be cut prior to a house being built but that wasn't the case in 2013. She noted that the one that's already been cut will expose 1/3 of the proposed house to the public vista. She asked Doug for calculations regarding the length of the view channel along the water. It was noted by the applicant's representative that nothing had been cut since 2013. The Agent noted that this application would need a site visit.

Public Comment: Suzan Bellincampi (MAS) asked that there be no parking on Audubon's property (AP 27-2). Doug noted that he did not anticipate anyone parking on MAS property during or after construction. The Chair noted that this should be worked out between the applicant and MAS and it was not a matter that should be decided or conditioned by the Conservation Commission as it is out of the WPA and local bylaw jurisdiction.

**Action:** a motion was made, and seconded, to continue to 5/10/23 for a site visit.

Passed unanimously via roll call vote of eligible commissioners (Province abstaining)

**Public Hearing** - Notice of Intent SE20-16??

Applicant: Eastern Wall

Address: 58 Oyster Watcha Road (AP 41-1.1)

Representative: Chris Alley (SBH), Michael Barclay

Project: Proposed construction of additions to an existing single family dwelling and associated site work. Construction zone impacts and restoration within the buffer zone of a bordering vegetated wetland.

Note: Jeff Carlson recused himself as a commissioner and noted that he would be representing the Oyster Watcha Homeowners Association as a member of the public.

Documents shared: Site Plan, assessors map, rendering, building elevations, 3d renderings of buildings

Chris Alley reviewed the property and previous projects and explained the proposed project. The main part is the creation of a master bedroom suite on the first floor which will replace the existing glass room. He explained that the porch extension is slightly inside the NHESP priority habitat mapping and the

structure is outside the WPA buffer but the construction impacts will fall within the buffer zone. The whole project falls within Ponds District Zone 2.

The porch on the south side will be converted to a slightly larger sunroom. michael barclay shared the 3D renderings of the building. Commissioners noted the increase in glass in the addition and the change in the ridge. It was noted that due to the project being in the shore zone the limit of work would need to stay out of the 100' buffer.

**Action:** A motion was made, and seconded, to continue to May 10th to allow the applicant to revise the application and to allow for a site visit.  
Passed unanimously via roll call vote of eligible members (Carlson abstaining)

**Public Hearing** – Request for an Amended Order of Conditions SE20-1642

Applicant: Douglas & Catherine Halbert

Address: 35 North Neck Road (AP 18-28.2) (the *Big Camp*)

Representative: Joanne Gosser (synergy MV), Casey Decker (MV E&D)

Project: Proposed construction of additions to an existing single family dwelling and associated site work. Construction zone impacts and restoration within the buffer zone of a bordering vegetated wetland.

Documents shared: aerial, drainage plan

Casey explained that runoff is getting behind the stone revetment and causing damage and they would like to install a trench drain in front of the house, in an existing pathway, that then drains to a bio basin behind the garage. The basin is designed to handle the roof runoff from all the structures on the property, it's designed for a 25 year storm's rainfall.

Joanne Gosser noted that there are no gutters on the house and all the water is coming off the roof and undermining the revetment. There was a pipe that previously diverted water but that is no longer there with the work being done.

Public Comment: None

**Action:** A motion was made, and seconded, to approve the amendment as presented.

Passed unanimously via roll call vote

Continued Public Hearing - Notice of Intent SE20-1679

Applicant: The Selby Family 2012 Trust

Address: 12 Swan Neck Road (AP 43-3.23)

Representative: Doug Hoehn (SBH), Darren Rubins

Project: Construction of a guest house, installation of a new septic system, landscaping and related site activities

Continued from 3/22/23 Eligible commissioners: Peter, Lil, Geoff, Jeff, Bob, Max  
Documents shared: aerial

Doug explained that the previous owners got approval for a large view channel in 1988 and then in 2007 a certificate of compliance was applied for and issued with language allowing the maintenance of the view channel, the understory needed to be no lower than 5' and no buzz cutting. When the Selby's landscaper cut it this year, they cut it lower than 5', brush cut it to the ground. Doug noted that the landscaper brush cut around the area where the guest house is proposed, without permission and within Conservation Commission jurisdiction. The Selby's want to do whatever is necessary to remedy this.

The field crew went back out and located the maintained lawn, the "vineyard lawn, and the brush cut areas. Doug proposed some mitigation notes (on file with the Conservation Commission) in which the area will be monitored and untouched until the understory reaches 5' again.

Commissioner Comment: Commissioners asked for the landscaper's name and it was noted that Doug had submitted his name to Jane.

Public Comment: none

**Action**: a motion was made, and seconded to continue to May 10 to allow for a site visit. Commissioners asked that the Landscaper be at the site visit.

Passed unanimously via roll call vote of eligible Commissioners (Brown not eligible)

Continued Public Hearing - Notice of Intent SE20-1677 (Herring Creek Farm Homeowners Assoc.)

**Action**: Per the applicants request, the application is to be continued to 9/13.23 to allow for a seasonally appropriate wildlife study

Passed unanimously via roll call vote.

Discussion Items:

### FARM refrigeration slab

Carla Walkis (Slough) noted that the proposed slab is 4" thick, 8'x10' and would be attached to an existing slab used for the chicken processing. A walk-in freezer unit would be placed here. Dan Athern/ MGF has given their permission as well as it is their lease area.

**Action:** a motion was made, and seconded, to allow the slab and freezer.  
Passed unanimously via roll call vote

FARM Annual Program Review - continued to the next meeting to allow the Agent and the new BOH Inspector to review the programs

Amity Island 5k @ FARM - Kara explained that the Amity Island 5k is going into their 6th year, they arrive around 6am to set up all club members and race participants are gone by 11 having cleaned up and removed all garbage.

**Action:** a motion was made, and seconded, to approve the Amity Island 5k  
Passed unanimously via roll call vote

**Action:** a motion was made, and seconded, to adjourn at approximately 6:10 PM  
Passed unanimously