



Meeting Minutes - Edgartown
Conservation Commission
September 27, 2023 (4 pm)

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

Commissioners Absent: Peter Vincent

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

Public in attendance: Kristen Riemann, Nancy Dowling, Chris Alley (SBH)

Continued Local NOI

Applicant: AKACMV LLC continued from 9/13 for a site visit

Location: 13 Boldwater Road (AP 38-3.18)

Project: Seeking permission to relocate an existing parking area, to construct and maintain an in-ground swimming pool, pool house and associated landscaping. Proposed removal of an existing deck and construction of a porch addition within the 200' local wetland buffer zone and Ponds District.

Documents shared: Site Plan (K Reimann), aerial of site (4/2023), VLS site plan

Kristen Reimann reviewed the plan, a site visit took place earlier in the day. The Commission will be provided the email from the HOA noting their continued approval of the project. The proposed pool is actually smaller than initially presented and is now 18'x40'. Kristen reviewed the fencing and retaining walls around the pool.

Commissioner comment: Commissioners asked about work in the buffer and what vegetation is there (scrub oak). Kristen noted some of it will need to come out and clarified that the yellow line on the plan represents the siltation protection that will be installed prior to construction. Kristen offered to shorten the edge of the pool from both ends rather than the initial plan to shorten it from the western end.

Concerns were raised about the extent of the lawn and an out building that isn't shown on the plan. Kristen noted that with the pool, the remaining lawn will be 3000 sq ft and agreed that this could be remedied in the landscape plan that will be submitted with this project.

Public comment: none

Action: A motion was made, and seconded, to approve the plan as discussed (shorten pool in both directions, reduce lawn size) with standard pool conditions. Passed unanimously via roll call vote of eligible members present

SE20-1699 Applicant: Neuhoff Realty LLC

Location: 19 Chappaquidick Road (AP 19B-1)

Project: Septic System Upgrade within a coastal dune/ barrier beach

Documents shared: Aerial of site, SBh Site plan 8/29/23

Chris Alley explained that the site currently has a cesspool (which is working but in ground water) and the applicant would like to install a new Title V system. The location of the field balances separation between abutting wells and maximizes distance from the water. The entire property is within the Velocity Zone and a Coastal Dune, the final grading of the system achieves 1' separation from ground water and then will be covered. The system will be 3' above existing grade, beach grass will be replanted and sand saved from excavation to cover the system and allow for better revegetation.

Commissioner comment: Commissioner asked if there would be screened sand below the infiltrator, Chris confirmed there would be.

Public comment: none

Action: A motion was made, and seconded, to approve with standard conditions, a replanting plan and beach sand to be retained to cover the system
Passed unanimously via roll call vote of members present

The Trustees of Reservations hearing for SE20-1703 was opened

Action: A motion was made, and seconded to continue the hearing to 10/4/23 at 4 PM

Passed unanimously via roll call vote

The Trustees of Reservations hearing for SE20-1702 was opened

Action: A motion was made, and seconded to continue the hearing to 10/4/23 at 4 PM

Passed unanimously via roll call vote

Administration Updates:

- CPC articles are due Friday; Jane will be asking for more funding for the North Neck stairs and possibly funds for beach nourishment depending on other funding sources
- The local approval for Park City Wind will be ready for Commissioners to sign tomorrow

With nothing further to discuss, the meeting was adjourned at approximately 4:38 PM