



Meeting Minutes - Edgartown
Conservation Commission
June 14, 2023 (4 pm)

Commissioners present (5): Peter Vincent (Chair), Max Gibbs, Geoff Kontje, Jeff Carlson, Robert Avakian

Commissioners Absent (2): Christina Brown, Lil Province

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

Public in attendance (11): Darran Rubins (Breese Architects), Doug Hoehn (SBH), Jordan Hoehn (SBH), Joanne Gosser (Synergy MV), M. Nardone, Melissa Vail, Norman Selby, Richard Johnson, Sarah Jane Hughes, Deborah Hancock, 17748368779

Request for Determination

Applicant: Peter & Joan Kumpitch

Representative: Joanne Gosser (Synergy MV)

Address: 64 Harbor View Ave (AP 47- 82, 83, 84)

Project: replacement and addition of windows to an existing boathouse, replacement of a barn door and construction of a chimney on the NE side

Documents shared: Assessor's Map, Aerial of site, Site Plan, building elevations

Joanne Gosser gave a brief overview of the property and explained that a 2020 determination granted to Dick Knight allowed the relocation of the boat house. She explained that they wanted to change the doors from swinging barn doors to sliding and replace and add windows. The building There is no proposal to winterize or do any interior finish. There is no water in the building but they are proposing electricity and a fireplace.

Commissioner Comment: Have they stabilized the former site of the boathouse?

Joanne confirmed that they had but without irrigation the grass is sparse.

The Agent asked about the chimney material - Rectangular granite stones to match the house.

Public Comment: None

Action: A motion was made, and seconded to find a negative determination with standard conditions.

Passed unanimously of members present.

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), Darran 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: Site Plan (SBH 5/3/23), R. Johnson report

Doug reviewed the project, a proposed guest house/ boathouse. He explained that when first proposed the unpermitted cutting came up and they have worked to remediate it and delineated additional resource areas and the cleared areas. Commissioners asked that a study be done to inventory what was cut and to provide recommendations to mitigate the clearing.

It was recommended to the applicant to hire a reputable landscaper to provide services to execute the mitigation plan if approved.

Richard Johnson gave an overview of his report noting that area A would likely revegetate on it's own, area B however had not been cut prior and would need replanting. He noted that he had identified 8 large Viburnum and 23 Highbush blueberries in this area that had been cut that will not survive. Mr. Johnson recommended replacing 4 of the Viburnum with native plants (4 of the cut Viburnum could make a recovery) 20 Highbush Blueberries will be needed to replace what was lost. Area C along the path should be left to regrow as replanting may cause more harm than good. The area where the Huckleberry was cut is currently covered in mulch, that should be raked off and the plants should regrow. On the peninsula, Richard recommends minor pruning every 3-4 years and given the fragility of the sand spit, trying to install plants would damage things.

Commissioner Comment:

Commissioners asked if Richard Johnson would be onboard to see this through and he confirmed that he will monitor for the next 2 years to ensure an 80% survival rate per usual replanting guidelines.

The Agent recommended that the Commission require a performance bond and see the 2 year replanting through. It was noted that the Order would be released once the performance bond was received.

The applicant expressed concerns that the performance bond could add quite a bit of added time and cost. The Agent noted that requiring a performance bond is very common in cases like this where unpermitted activity has taken place and that the Town needs a guarantee that the replanting would be done if the applicant were to sell or default. The applicant needs an estimate of what the project will cost and

add 20% to cover any plant die off and provide the Conservation Commission with information for the Performance Bond.

Public Comment: None

Action: A motion was made, and seconded, to approve the application with standard conditions and noting that the areas altered without permitting would be addressed in a separate Restoration Order to be recorded in the chain of title for the property. Passed unanimously via roll call vote of members present

Continued Public Hearing – Notice of Intent SE20-1691

Applicant: Flying O

Representative: Doug Hoehn (SBH), Deborah Hancock

Address: 33 Boldwater Road (AP 43-3.39)

Project: Create and maintain view channels

Eligible commissioners: Peter, Lil, Geoff, Jeff, Bob, Max

Documents shared: Site Plan, aerial of site, narrative

Doug reviewed the property and explained that view channels were approved for the previous house and when this house was constructed the design utilized the existing view channels. The Order was not renewed and the current property owner would like to re-permit the view channels and maintain them and provided a narrative on how they would like to manage the channels including selective limbing, remove a dead tree, and cutting the underbrush to 5' tall. Doug noted that existing trails had not been previously permitted despite having been there for decades. The paths are passable and the applicant is requesting to be able to maintain them under this order. The homeowner noted that the paths require very little, if any pruning.

Commissioner Comment: The makeup of the understory was discussed.

Public Comment: None

Action: A motion was made, and seconded, to approve the application to maintain the existing view channels according to the provided narrative with standard conditions.

Passed unanimously via roll call vote of members present

Administration:

Action: A motion was made, and seconded, to approve the June 7, 2023 meeting minutes as presented

Peter abstained

Action: A motion was made, and seconded, to approve the May 24, 2023 meeting minutes as presented.

Passed unanimously via roll call vote

Action: A motion was made, and seconded, to approve the April 5th, 2023 meeting minutes as presented
Passed unanimously via roll call vote

Conditions review/ approval

o SE20-1685 Eastern Wall LLC

Action: A motion was made, and seconded, to approve conditions for SE20-1685 as presented

Passed unanimously via roll call vote with Jeff Carlson abstaining

o SE20-1687 MVY Home LLC

Action: A motion was made, and seconded, to approve conditions for SE20-1687 as presented

Passed unanimously via roll call vote

o SE20-1688 Felix Neck

Action: A motion was made, and seconded, to approve conditions for SE20-1688 as presented

Passed unanimously via roll call vote

o SE20-1690 Prego

Action: A motion was made, and seconded, to approve conditions for SE20-1690 as presented

Passed unanimously via roll call vote

o SE20-1686 Kruppers LLC

Action: A motion was made, and seconded, to approve conditions for SE20-1686 as presented

Passed unanimously via roll call vote

With nothing further to discuss, a motion was made to adjourn the meeting at approximately

5:08 PM