

Minutes of a Conservation Commission Meeting – 28 August 2019

Members present: Peter Vincent – Chairman, Bob Avakian, Stuart Lollis, Lil Province, Jeffrey Carlson, Geoffrey Kontje.

Absent: Christina Brown

Staff: Jane Varkonda, Lisa Morrison

Public Hearings:

ENGELHORN NOI to renovate house and construct minor additions, 99 Chappaquiddick Road. George Sourati was present for the applicant. The entire site is in flood zone. The edge of the dune is shown in green on plan. The proposal involves changing some dormers, adding a deck, and expanding an existing screen porch. The new deck will be on piers; the existing house has a concrete foundation.

Deck will be 18 inches above the top of dune. Kontje noted that there will be a lot more glass on water side of the house than before. He asked if any mitigation was proposed.

Sourati said that no additional exterior lighting is proposed, only that mandated by building code. All fixtures will be 'Dark Sky' compliant and fully shielded to shine only downwards. No landscaping is proposed on the water side of the house. Sourati proposed a construction zone that would end at the edge of the dune. Avakian made a motion to issue an order with the standard conditions. Kontje seconded the motion. Unanimously approved.

COMMONWEALTH OF MASS Request for a determination of applicability to install two temporary offshore monitoring buoys. Katherine Miller of Ocean Tech was present for the applicant. Buoys will record scientific data related to Woods Hole's Met Mast and will be in place for between 6 to 8 weeks. Local mariners will be given notice. No cables are required. The buoys will be anchored, marked, and lit. Kontje proposed issuing a negative determination. Province seconded the motion. Unanimously approved.

BLACK CAP TRUST (Koenig) Josh Baker of SBH and Gently Bondeson from Maryann Thompson were present for the applicant. A report of the site visit was given and the agent asked for clarification of the changes in grade for the pool and the pool house. Baker said that the end of the pool away from the harbor will be lowered between 2 and 2.5 feet, from elevation 22 to about 20. Avakian made a motion to approve the installation of the pool, pool house, and related site activities. The proposed dwelling is outside the Commission's jurisdiction. Lollis seconded the motion. Unanimously approved with standard pool and lighting conditions.

GREENHILL (former Kling-Fearey property) Proposal involves removing an existing garage with detached bedrooms above and constructing a new attached garage and a detached guest house. George Sourati was present for the applicant. Mrs. Greenhill was present as well. Lollis recused himself as he is an abutter. A report of the site visit was given. The intent is to build the new guesthouse on the site of the former detached garage. The guesthouse will have a slightly larger footprint and will be 28-feet from an isolated wetland at its closest point. The current structure is 30 to 31 feet from the isolated wetland. The proposal also involves upgrading the septic system to accommodate the guesthouse and involves a land swap with the neighboring Amatos. The guest house will have a crawl space – no foundation. A row of staked hay bales will be located between the proposed structures and the wetlands during construction.

There was some question as to whether or not the existing garage/detached bedrooms had all the necessary permits. Structure has existed for many years and was reviewed by the Commission – it may lack certain building department permits.

Province made a motion to approve the project as presented. Avakian seconded the motion. Unanimously approved by all those voting.

OTHER BUSINESS: Vincent made a motion to approve the minutes of 8/14/19. Unanimously approved.

A roll call vote was taken and the Commission voted unanimously to go into executive session for the purpose of discussing pending litigation and not to resume in regular session.

Meeting of regular session adjourned at 5:45 p.m.

Approved: _____

Minutes of an Executive Session - Edgartown Conservation Commission
28 August 2019

Members present: Peter Vincent – Chairman, Bob Avakian, Stuart Lollis, Lil Province, Jeffrey Carlson, Geoffrey Kontje.

Absent: Christina Brown

Staff: Jane Varkonda, Lisa Morrison

Chairman Vincent asked the Commissioners to vote whether or not to town counsel to pursue the appeal of the superseding order issued by Mass DEP relative to the application of Vineyard Wind.

All members present voted in favor of asking town counsel to pursue the appeal.

Vincent also reported on the recent meeting with representatives of the Commission and the Martha’s Vineyard Museum. Vincent said that members of the museum appeared amenable to the requests made by the Commission, but he had yet to see anything in writing.

Executive session ended at 6:00 p.m.

Approved: _____