

Minutes of a Conservation Commission Meeting – 28 June 2017

Members present: Peter Vincent, Stuart Lollis, Bob Avakian, Jeff Carlson, Lil Province, Christina Brown*

Absent: Geoff Kontje

Staff: Lisa Morrison, Jane Varkonda

Alexander – off Plantingfield Way. NOI to relocate and expand residence, renovate garage. Richard Barbini representing applicant. A new septic plan was submitted. The property was previously owned by Arthur Yorke Allen and was known as the boathouse lot. The new owner would like to move the existing structure to a new location on the lot and build an addition to it. They also plan to renovate the garage and install a geothermal system. All the work will be outside of the 100-year-flood zone and the wetlands buffer. The immediate abutters, the Bitzers, have signed off on the project.

The applicant is proposing to excavate for a full basement, which will be at elevation 4/5. The water table is at elevation 2 – everything will be above groundwater. Some minimal grading will be necessary on the uphill side of the house.

Barbini explained that the house will be longer than it is tall – with a maximum ridge height of 26-feet. After some further discussion, Province made a motion to continue the hearing to the next meeting, July 12th, and schedule a site visit. Carlson seconded the motion. Unanimously approved.

Flam – Garden Cove (adjacent to the Wilkinson property). NOI for the construction of a replacement dwelling. As requested by the agent, Province made a motion to continue the hearing to the next meeting, July 12th, and schedule a site visit. Carlson seconded the motion. Unanimously approved.

Seafood Shanty – Dock Street. NOI for the construction of second floor decks. Attorney Sean Murphy was present for the applicant. Project has been approved by the Marine Advisory Committee. Mr. Murphy explained that the project involves expanding the existing roof deck so that it covers the existing first floor

decks. No additional seating is proposed and there will be no expansion of the existing first floor decks. There will be no blockage of the existing public walkway around the building.

Footings for the support posts will be dug by hand.

Project has also been reviewed and approved by the Historic District Commission. Lollis made a motion to approve the project as presented. Province seconded the motion. Unanimously approved.

O'Connor – Scarborough. Request for a determination of applicability to construct additions to and renovate a single-family residence, Plantingfield Wood Circle. Tom Carberry of Sam Sherman & Associates representing applicant. Mr. Carberry explained that the location of the proposed additions will be in existing lawn. They are also asking to install a dry-laid 20-foot retaining wall. The wall will be 2-feet at its highest and will taper down to grade. There is an isolated wetland on an adjacent parcel surrounded by dense shrubbery. The agent said she did not believe that the project would have any effect on the wetland. Province made a motion to issue a negative determination of applicability. Avakian seconded the motion. Unanimously approved. Applicant will submit a cross-section of the retaining wall.

CONTINUATIONS:

Minicus. NOI to remove existing dwelling and construct new dwelling, garage, and associated site work – Edgartown Bay Road. Reid Silva was present for the applicant. Mrs. Minicus was also in attendance. Mr. Silva said that the hearing had been continued so that the trees that are to remain could be plotted as well as the new location of the driveway.

Mr. Silva noted that the large oak by the coastal bank will remain. There will be some regrading around the house and at least one oak and one cherry adjacent to the house will need to be removed. Mr. Silva said that at three trees total will need to be removed.

The applicant is also planning to plant additional screening near the road. Mr. Silva noted that there is currently no public view of the water from the property.

After some further discussion, Province made a motion to approve the project as presented. Lollis seconded the motion. Unanimously approved.

* [Brown joins meeting]

Edgartown Yacht Club NOI to renovate and add to the existing structures and reconfigure the floats. Richard Barbini and Bill Roman, manager, were present for the Yacht Club. The Chairman noted that the three members of the Commission who are also members of the Yacht Club (Vincent, Lollis, and Province) have been designated as special town employees by the Selectmen and are permitted to sit on the hearing.

A report of the site visit was given. To reiterate what was presented at the previous meeting, in addition to reconfiguring the floats, the project involves raising up the main building, resting it on steel beams, and replacing the wood pilings with metal. The final elevation of the structure will be the same as the existing snack bar. Lollis made a motion to approve the project as presented. Province seconded the motion. Unanimously approved.

Woods. NOI to replace existing 176-foot timber bulkhead with fiberglass, Tower Hill. A report of the site visit noted that the parcel is largely undeveloped with an 1800s cottage built by the current owner's great-great-grandfather. Province made a motion to approve the project as presented. Lollis seconded the motion. Unanimously approved with the condition that the applicants and their contractors meet with the agent for a preconstruction meeting to determine the staging of the project.

OTHER BUSINESS:

Kumpitch. Discussion of the draft of the enforcement order was postponed to the next meeting.

Minutes of June 14th were approved.

There being no further business, the meeting adjourned at approximately 6:15 p.m.

Approved: _____