

Edgartown Planning Board - Meeting Minutes

Tuesday, June 1, 2021, 5:30 PM

The Edgartown Planning Board scheduled a meeting for Tuesday, June 1, 2021, 5:30 PM.

The meeting was audio and video recorded. Attendees participated by video conference, in accordance with Chapter 53 of the Acts of 2020. All supporting materials were provided to the members of this body and made available on a publicly accessible internet website. Members of the public were able to access the site, using the instructions included in the Meeting Agenda. The public was encouraged to follow along using the posted agenda. Deviations from the agenda, if any, were noted.

SITE VISITS

The following site visits were scheduled:

- 9:10 AM - 8 Janes Cove Road
- 9:30 AM - 68 Pohogonot Road

REORGANIZATION

Mr. Finn as Chair Pro Temp, requested a nomination for board chairman. It was MOVED by Mascolo SECONDED by Searle

To nominate Lucy Morrison as chair of the Planning Board, said term to conclude at the first regular meeting after Town Meeting, 2022.

VOTED:

MCCOURT: YES

SEARLE: YES

MASCOLO: YES

CISEK: YES

MORGAN: YES

MORRISON: ABSTAIN

VOTED: 5, 0, 1.

Annual Signatory Authorization

Mr. Finn requested authorization for Ms. Morrison and Mr. McCourt to sign payroll and expense warrants on behalf of the board.

It was MOVED by Mascolo SECONDED by Searle

To authorize Lucy Morrison and Michael McCourt to review and sign payroll and expense warrants on behalf of the Board.

VOTED:

MCCOURT: YES

SEARLE: YES

MASCOLO: YES

CISEK: YES

MORGAN: YES

MORRISON: YES

VOTED: 6, 0, 0.

Mr. Finn requested authorization for Ms. Morrison to certify or endorse plans and other documents on behalf of the Planning Board, in accordance with Section 81L of Chapter 41 of the General Laws.

It was MOVED by Searle SECONDED by McCourt

To authorize Lucy Morrison to sign plans and documents on behalf of the board, and to so notify the Register of Deeds and Recorder of the Land Court.

VOTED:

MCCOURT: YES

SEARLE: YES

MASCOLO: YES

CISEK: YES

MORGAN: YES

MORRISON: YES

VOTED: 6, 0, 0.

CALL TO ORDER

Ms. Morrison called the meeting to order at 5:32 PM. Present: McCourt, Searle, Mascolo, Cisek, Morgan, Morrison.

ROLL CALL:

MCCOURT: PRESENT

SEARLE: PRESENT

MASCOLO: PRESENT

CISEK: PRESENT

MORGAN: PRESENT

MORRISON: PRESENT

VOTED: 5, 0, 1.

A quorum was declared.

SCHEDULED BUSINESS

5:30 PM - PUBLIC HEARING - SP(Coastal District): Jennifer M. Corbo, 8 Jane's Cove Road (38-3.9)

The Edgartown Planning Board scheduled a public hearing on Tuesday, June 1, 2021 at 5:30 PM, at the request of Doug Hoehn, SBH, Inc. on behalf of Jennifer M. Corbo (Owner), to construct a guest house and a habitable barn in Zone 2 of the Edgartown Ponds Area District.

Application was in accordance with Sections 5.1 and 5.6 of the Edgartown Zoning Bylaw. The property is located at 8 Jane's Cove Road, Assr. Pcl. 38-3.9.

5:30 PM - PUBLIC HEARING - SP(Coastal District): Jennifer M. Corbo, 8 Jane's Cove Road (38-3.9)

The Edgartown Planning Board scheduled a public hearing on Tuesday, June 1, 2021 at 5:30 PM, at the request of Doug Hoehn, SBH, Inc., on behalf of Jennifer M. Corbo (Owner) to construct a pool, and associated utilities and landscaping.

Application was in accordance with Sections 5.1 and 5.6 of the Edgartown Zoning Bylaw. The property is located at 8 Jane's Cove Road, Assr. Pcl. 38-3.9.

The Chair noted that the Planning Board would conduct a single concurrent public hearing for both applications.

Present for the Applicant: Doug Hoehn, Schofield, Barbini and Hoehn; Patrick Ahearn, Patrick Ahearn Architects.

The public hearing was opened at 5:34 PM.

Presentation / Findings

- The property is in the Boldwater subdivision, on Janes Cove Road.
- The property is largely wooded with scrub oak and understory.
- An existing house will be considerably remodeled, and will incorporate the current detached garage into the unified house.
- A guest house is proposed.
- GUEST HOUSE:
 - Guest house area will have two bedrooms, and will be about 900 square feet.
 - Guest house will have a wood roof and cedar siding.
 - All designs have been approved by the Boldwater Architectural Review Committee.
- SPORTS BARN
 - A single large open area, includes a ½ bath with outdoor shower.
 - A full kitchen is proposed.
 - An open loft is proposed above the kitchen and bath.
 - The Structure is not considered a dwelling or detached bedroom, due to no privacy.
- POOL
 - A small pool (roughly 12 x 20) is proposed.
 - Bottom of the pool is one foot above estimated high ground water.
 - Salt filtration will be used.
 - Equipment will be located in the basement of the garage.
 - A small patio will be constructed to serve the pool.
 - A dry-well for water drawdown is proposed.
 - Some tree removal is proposed for an area adjacent to the pool.
- OTHER NOTES
 - All structures meet setback requirements.
 - The Conservation Commission has approved the plan as presented.
 - The NHESP has approved the development area as noted on the site plan.
 - There will be no disturbance outside of the NHESP-approved development area.
 - The septic system may be expanded (addition of leaching trenches) to accommodate the development as proposed.
 - No variances or deed restrictions would be required.
 - An existing solar array serves the residence.
 - No questions or comments from the board were forwarded.
 - No public comment was presented.

There being no further presentation or comment, Ms. Morrison closed the public hearing at 5:47 PM.

Deliberation / Decision

There was some discussion related to the potential of placement of a dry hydrant connected to the pool. The Planning Board declined to add a dry hydrant as a condition for approval.

There being no further discussion, it was MOVED by Searle SECONDED by McCourt

To approve the project with Standard Conditions for Construction Projects, and Standard Conditions for Swimming Pools.

VOTED:

MCCOURT: YES

SEARLE: YES

MASCOLO: YES

CISEK: YES

MORGAN: YES

MORRISON: YES

VOTED: 5, 0, 0. (5:52 PM)

5:45 PM - PUBLIC HEARING - SP(Coastal District): Southern Pasture Realty Trust, 68 Pohogonot Rd (42-1.105)

The Edgartown Planning Board scheduled a public hearing on Tuesday, June 1, 2021 at 5:45 PM, at the request of Brian Casey, MVBG LLC, on behalf of Southern Pasture Realty Trust (Owner) to construct a tennis court in the inland zone of the coastal district.

Application was in accordance with Sections 5.1 and 8.4 of the Edgartown Zoning Bylaw. The property is located at 68 Pohogonot Rd, Assr. Pcl. 42-1.105.

Present for the Applicant: Mr. Brian Casey, Martha’s Vineyard Builders Group.

The public hearing was opened at 5:54 PM.

Presentation / Findings

- The lot is about 26 acres. A development zone is noted on the site plan.
- The tennis court would be entirely within the approved development zone.
- The court would be outside of the 300-foot “ponds district”.
- The deck would be post-tension concrete.
- No lighting is proposed.
- The nearest neighbor is more than 1,000 feet away from the proposed site.
- No public comment was heard. No letters were received.

There being no further presentation or comment, Ms. Morrison closed the public hearing at 5:56 PM.

Deliberation / Decision

After brief deliberation, it was MOVED by Mascolo, SECONDED by Searle

To approve the application as presented.

VOTED:

MCCOURT: YES

SEARLE: YES

MASCOLO: YES

CISEK: YES

MORGAN: YES

MORRISON: YES

VOTED: 5, 0, 0.

OTHER BUSINESS

Review / Approve: “Request for Proposals for Master Plan Consultant Services”

Ms. Juliet Mulinare, MPSC Executive Committee, presented the final draft of the Master Plan “Request for Proposals”.

After some discussion and review, it was MOVED by McCourt SECONDED by Searle

To approve the RFP and to authorize issuance.

VOTED:

MCCOURT: YES

SEARLE: YES

MASCOLO: YES

CISEK: YES

MORGAN: YES

MORRISON: YES

VOTED: 5, 0, 0.

Change of Address – Arch Building Home Development - Assessors Parcel 36-128

A Request to Change an Address, submitted by Joe Giacalone, regarding assessors parcel #36-128 was considered. Mr. Giacalone requested that the parcel’s address and front-lot line be changed from Bankers Way to Crocker Drive.

Mr. Giacalone noted that the utilities would come from Crocker Drive, and the driveway would be oriented to access Crocker Drive.

After review, it was MOVED by Morgan SECONDED by Searle

To approve the change of address as requested.

VOTED:

MCCOURT: YES

SEARLE: YES

MASCOLO: YES

CISEK: YES

MORGAN: YES

MORRISON: YES

VOTED: 5, 0, 0.

Request for Change to Existing Curb Cut – 52 Fuller Street (20B-95)

The board considered a request to modify a curb cut in the R5 District, requested by Fred Fournier, Landscape, on behalf of Samuel Hamood, the property owner. The property, located at 52 Fuller Street currently has a 12-foot-wide curb cut. Mr. Fournier requested an extension of the curb cut to 16 feet.

The board expressed significant concerns about the fact that the work was completed prior to review by the Planning Board. Mr. Finn noted that the application had been reviewed and approved by water, wastewater and highway departments. Mr. Searle objected to the application, citing the ‘permission after the fact’ approach. Mr. Fournier noted that the error was his, and was not intentional.

Mr. Mascolo noted that the application as proposed does not exceed the curb cut limit in the bylaw, and constitutes a slight shift of the left edge of the existing curb cut.

After further review of the proposal, it was MOVED by Mascolo SECONDED by McCourt

To approve the curb cut as presented.

VOTED:

MCCOURT: YES

SEARLE: NO

MASCOLO: YES

CISEK: YES

MORGAN: YES

MORRISON: YES

VOTED: 4, 1, 0. (6:26 PM)

Presentation: Laura Silber, CCMVHB

Ms. Laura Silber, Coordinator for the Coalition to Create the Martha’s Vineyard Housing Bank, presented an update on the work of the Coalition. Ms. Silber was joined by Juliet Mulinare, and also introduced Paulo DeOliveira, Lucy Morrison and James Cisek as members of the Coalition.

Searle: Don’t we have enough affordable housing organizations on the island already? Response: The MVHB is intended to be a funding mechanism, not an organization that necessarily buys, sells or holds real-estate assets.

Searle: What’s the funding source? Silber: No taxes will be used. Funding is based on a real-estate transfer

fee that will be paid when real-estate is sold.

There was some discussion related to the threshold, above which the fee would be assessed. Ms. Silber: The goal is not to impact the lower end of the market (below \$1M sale price). Ms. Silber also noted that the option to raise the threshold exists, if needed.

There was some discussion related to potential alternate funding options. There was some discussion related to potential zoning bylaw changes that may come into play.

Mr. Philippe Jordi noted that local zoning could create potential for multiple dwelling units on a property – citing the example of Tisbury (up to nine units on a single parcel).

Ms. Silber noted that the MV Commission had started work on a seasonal-housing project, looking into options in that regard, while the MV Housing Bank would be focused on full-time (year-round) housing.

Ms. Silber also noted that the state legislation was working its way through the channels at the state level; multiple bills are being considered at the house and senate level. Action on these bills at the state level may be possible in the fall.

Regionally, the CCMVHB is seeking to file a multi-town resolution, which has to be acted on under the assumption that the state legislative efforts will be successful.

At the state level, there is awareness of the housing issues impacting the islands. Vocal support from the Town is being sought now, to help support the process.

Mr. McCourt: The lack of housing is impacting everything on island – from goods and services to housing for employees, and it is continuing to grow.

Mr. Mascolo: Housing is definitely a problem that needs to be addressed.

There was further discussion relative to the proposal, the issue of housing, and the impact that the housing issue is having on other facets of the island, including the supply chain, employee availability, etc. It was noted that changes to zoning would be part of any solution.

There was discussion regarding the concept of “tiny homes”, and increasing density in select locations and under specific circumstances.

There was discussion about the impact of housing on availability of staffing for professional-level positions.

Ms. Silber noted that support from island Towns – from Town Boards, officials, etc., would help, and asked the Planning Board to consider endorsing the Housing Bank proposal through whatever channel was appropriate.

ADMINISTRATIVE BUSINESS

Approval of Meeting Minutes

Mr. Finn presented minutes from March 2, March 8, March 16, March 30, April 6, April 20, May 4, and May 18 for review.

Future Meeting Schedule

Ms. Morrison noted the proposed meeting schedule of June 15, 29; July 20; August 3, 17; Sept 7, 21. A possible meeting could be scheduled on July 13 if absolutely needed.

There was general concurrence of the schedule.

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

Mr. Cisek noted the recent clear-cutting of a three-lot subdivision on Meshacket Road, in preparation for construction, and the potential impact on the environment, and the town. No specific action was taken in response.

ADJOURN

It was MOVED by Searle, SECONDED by Morrison

To Adjourn.

APPROVED BY UNANIMOUS CONSENT.

(7:18 PM)

These minutes were approved as the official record of the meeting, by a vote of the Planning Board at a regular meeting on October 5, 2021.

Attest:



Douglas Finn
Planning Board Assistant