

Edgartown Planning Board - Meeting Minutes

Tuesday, January 18, 2022, 5:30 PM

The Edgartown Planning Board scheduled a meeting for Tuesday, January 18, 2022, 5:30 PM.

The meeting was audio and video recorded. Attendees participated by video conference, in accordance with Chapter 20 of the Acts of 2021. 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

CALL TO ORDER

The meeting was called to order at 5:31 PM, and the roll was called:

FRED MASCOLO: Present	LUCY MORRISON: Present
SCOTT MORGAN: Present	GLEN SEARLE: Present
JAMES CISEK (ALT): Present	MIKE MCCOURT: Present

A quorum was declared.

The board reserved the right to address unscheduled agenda items out of order, for the convenience of the Board and applicants.

SCHEDULED BUSINESS

5:30 PM – PRESENTATION / UPDATE – MASTER PLAN STEERING COMMITTEE

The chairperson of the Master Plan Steering Committee, Juliet Mulinare, as well as many members and consultants, gave an update to the Planning Board regarding the Master Plan. The website is live and a consensus has been reached on a logo. The winter charrette will be held February 15-18 in the Edgartown Library and will be led by Dover Kohl & Partners, a town/city planning firm. The charrettes will have smaller topical meetings which will address several concerns brought by the committee and the public. The summer event will be held in June, with work being done between with information gathered in the winter charrette. These topical meetings will cover areas such as utilities, transportation, climate resilience, economic development, water quality, and historic preservation as well as many others.

6:00 PM - PUBLIC HEARING - SP: MARTHA'S VINEYARD HOSPITAL, INC., 490 EDGARTOW VINEYARD HAVEN ROAD (11B-243)(CONTINUED FROM DEC. 14, 2021)

Application to construct and operate a Senior Residential Facility, comprised of a seventy (70) bedroom skilled nursing facility, to be contained within five (5) "houses", each of which will have fourteen (14) bedrooms; also to construct a seventy-six (76) bedroom Workforce Housing complex, consisting of seven (7) structures; also to conduct site activities including clearing of land, grubbing, grading, filling, trenching, installation of utilities, construction of support structures, roads and parking areas, construction of paths, lighting, and landscape elements, and all other work necessary thereto.

Present for the applicant: Geoghan Coogan, Ed Olivier, Ed Pesce, Renee Lohman, Denise Schepici, Ruth Neeman

Presentation / Findings

- Mr. Coogan gave a presentation addressing issues brought up in prior meetings. The site plan shows an adjustment of the work force housing towards the back end of the lot to give larger setbacks. Setbacks increased on all sides to nearly 200 feet.
- The smaller town houses towards the front of the lot will now all be on the eastern portion of the entrance.
- The Board felt these changes were a much needed improvement on the original plans.
- The smaller houses towards the front will have 2 bedroom each (16 total) and there will be 60 total bedroom in the back houses.
- Mr. Finn: Would this change make a significant difference in the plan to regrade? Mr. Pesce: The Green Houses need to be on the same grade, but the other workforce housing can be on different grades, so there would not be a huge change in the topography from the original plan.
- Mr. Morgan: How many cars will fit and how many cars per home? Mr. Pesce: We need 99 parking spots, but doing 121 for visitors, but willing to go down.
- Mr. Morgan: Is there a schedule or plan for deliveries? Mr. Pesce: There will not be exterior storage, but weekly contract pickup will be done. There will not be any commercial deliveries, as it is all residential buildings.
- Mr. McCourt: Will buses be coming into the property? Mr. Pesce: There is a bus stop in front of the property which will be enhanced, so there will probably not be an independent bus stop. Part of this enhancement will be advertisement to employees. Ms. Morrison: Will employees/residents get bus passes? Mr. Pesce: That has not been brought up yet.
- Mr. Searle: Will trash pick-up follow standard residential guidelines? Mr. Pesce: Yes, it will be treated only as a residential area.
- James Cisek: Do you have a percentage of people in work force housing will be traveling to the hospital for work? Ed Pesce: No, not yet. James Cisek: Could there be a shuttle system to reduce traffic? Ed Pesce: Has not been brought up yet, but can be looked into.
- Ms. Neeman gave a presentation on the architecture of the Green House Homes. The emphasis was put into making the homes look more like standard single family dwellings and not like nursing homes. The five Green Homes are all connected to an outdoor patio/park space through the rear of the structure. The building design will be consistent with island trends, but will have small differences between each other to make the development feel more like a standard neighborhood. Each home will have fourteen elders with private bedrooms and bathrooms, but will share communal dining and living spaces. All homes meet requirements for skilled nursing facilities in Mass. This would be the first true independent Green Homes Project in Mass.
- The workforce housing will include duplexes (buildings D1-D4), apartments (buildings A & C) and townhouses (building B). Each apartment building will have twelve one bedroom and four two bedroom apartments and 2 common entrances. Each townhouse building will have six two bedroom apartments and two four bedroom apartments along with individual exterior entrances. Each duplex building will have two two bedroom apartments. The materials used will be shingle siding with accents of Lapboard and Board & Batten.
- Mr. Searle: Will island contractors be used? Mr. Olivier: They will be able to bid.
- Mr. Cisek: Are the dormers on the workforce housing functional? Ms. Neeman: No, purely aesthetic.
- Mr. McCourt: Impressed with the residential feel of the buildings and green areas. Are there any plans to implement solar with all of the roof space? Ms. Neeman: Right now, they will be solar ready and it is being heavily considered. Mr. Pesce: All of these buildings are DPH approved on a lead silver level.
- Mr. McCourt: Are there any plans to expand workforce housing? Mr. Olivier: No, we are essentially using everything we can with the protected habitat constraints.
- Mr. Mascolo: How much will each unit cost? Ms. Lohman: The Island has an enhanced fee schedule which is supported by Medicaid. There will be short term beds, which would be provided by Medicare/Medicaid. There will be a smaller number of residents who would not qualify, so they

would be offered at competitive market rates. Mr. Mascolo: What is the total annual cost of a unit? Ms. Lohman: Each person gets one room and will on average cost \$140K annually. Mr. Mascolo: So, it is bringing in \$10M a year? Ms. Lohman: Not exactly, but close enough. Mr. Mascolo: This is a non-profit organization? Ms. Lohman: Yes, we are a 501C. Mr. Mascolo: What will the rate on workforce housing be? Mr. Olivier: They will be consistent with what we charge now through our workforce housing program. The range is between \$800-\$1200 for a single room. The single family housing would be different and more similar to single family homes at market value.

- Mr. Morgan: Will there be residency requirements to get a room? Ms. Lohman: We cannot by law, but we have a waiting list and the current Windemere residents would be moving over, so the first wave will be predominately island elders. The intention is to make this for island residents. Mr. Morgan: Would like to make it a condition. Ms. Schepici: Based on federal laws we cannot restrict based on residency. Mr. Morgan: Are there a number of Medicare/Medicaid beds vs market value? Ms. Lohman: No, the beds are available to all. There are goals to maintain balance, but no plan of restrictions based on funding. There will not be "cherry-picking" of residents based on how much a room costs.
- Mr. Mascolo: Will you have dementia patients? Ms. Lohman: Yes, but the staff is trained to care for them particularly. There will be fencing and restriction to areas as needed, but they will not be sequestered.
- Ms. Webster: Why does the entrance need to be right across from Tower Lane? It is already too hard to get out of Tower Lane. Mr. Pesce: Whenever you create an intersection you want the streets to be directly across from each other in order to not create a conflict in turning movements.
- Mr. Ianelli: Believes that this project does not accurately depict the application description as a "replacement for Windemere". How does replace Windemere and what services will still be available? Mr. Olivier: The medical services will still be exactly the same. The Green House project increases the quality of the actual residencies, but it will still be the same Windemere staff. The DPH will make sure that the project does meet the standards of a skilled nursing facility. The Ianelli's asked for the DPH meeting notes to be disclosed to the public. Ms. Lohman offered to bring Mrs. Ianelli to a functioning Green Homes development.

The board did not believe the project is ready to be referred to the MVC. Mr. Morgan, Mr. Mascolo, Mr. Searle and Mr. McCourt all agreed that the project is not ready for MVC referral. The lack of a septic plan, the effect on traffic and the commercial nature of the project are problematic and needs to be scrutinized.

Mr. Coogan asked the board to review the traffic report supplied, as it should be adequate to address those concerns. Mr. Coogan also asked for specific questions to be compiled in preparation for future meetings so the vagueness of issues in opposition to the project can be avoided. Mr. Morgan provided three questions for Mr. Coogan; What effect will this have on surrounding properties values? What is the septic plan? What is the plan for screening with vegetation?

After deliberation, it was MOVED by Morgan, SECONDED by Searle

To continue the public hearing to Tuesday, February 15, 2022, at 5:30 PM

VOTED:

MASCOLO: YES

MCCOURT: YES

MORGAN: YES

MORRISON: YES

SEARLE: YES

CISEK (ALT): YES

5, 0, 0 (7:21 PM)

6:40 PM - PUBLIC HEARING - SP(PIER): ANDREW P. HOULAHAN, TRS., 18 BAYSIDE SOUTH (36-159.15)

The Edgartown Planning Board will hold a public hearing on Tuesday, January 18, 2022 at 6:40 PM, at the request of Doug Hoehn, SBH Inc., on behalf of Andrew P. Houlahan, Trs. (Owner) to license, build and maintain a 26'x4' addition to an existing pier. Application includes 6 spiles as well as the non-commercial timber pier addition.

Application is made in accordance with Section 6 of the Edgartown Zoning Bylaw. The property is located at 18 Bayside South, Assr. Pcl. 36-159.15.

The public hearing was opened at 7:22 PM.

Presentation / Findings

- The pier will be 24' x 6', which is the same as the existing pier.
- It will include 6 spiles and a non-commercial pier addition. The addition will not add length, but change it to an "L" shape.
- The pier will be shared between 4 parcels; 5, 6, 8 and 9 per the Bayside plan.
- There will be a pier use and easement agreement drafted for all owners and their successors/grantees.
- One side of the pier will be used by the Houlahan brothers, the other will be used by the new owner of lot 5.
- The Marine Advisory, Conservation and Shellfish Committees have all approved the project.
- No public comment was received.

The public hearing was closed at 7:35 PM.

After brief deliberation, it was **MOVED** by Morgan and **SECONDED** by McCourt

That the application be approved as presented with standard pier conditions and that the applicant will record a pier use agreement and necessary easements.

VOTED:

MASCOLO: YES	MCCOURT: YES
MORGAN: YES	MORRISON: YES
SEARLE: YES	CISEK (ALT): YES
	5, 0, 0 (7:35 PM)

6:50 PM - PUBLIC HEARING - SP(PIER): JEFFREY KARP AND JILL KARP, 31 EDGARTOWN BAY ROAD (46-8)

The Edgartown Planning Board will hold a public hearing on Tuesday, January 18, 2022 at 6:50 PM, at the request of Doug Hoehn, SBH, Inc., on behalf of Jeffrey Karp and Jill Karp (Owner) to build a new, non-commercial private timber pier with tie-off spiles and a float in the Edgartown Harbor.

Application is made in accordance with Section 6 of the Edgartown Zoning Bylaw. The property is located at 31 Edgartown Bay Road, Assr. Pcl. 46-8.

The public hearing was opened at 7:36 PM.

Presentation / Findings

- The pier will be 150' long and will go out to the pier line and end in a "T" shape.
- The Marine Advisory Board and the Shellfish Warden have approved the project.
- The Conservation Commission did not express any concern, but will visit the property before approval.
- A 16' float will also be installed.

The public hearing was closed at 7:39 PM.

After brief deliberation, it was **MOVED** by McCourt and **SECONDED** by Mascolo

That the application be approved as presented with standard pier conditions.

VOTED:

MASCOLO: YES

MCCOURT: YES

MORGAN: YES

MORRISON: YES

SEARLE: YES

CISEK (ALT): YES

5, 0, 0 (7:39 PM)

7:00 PM - SP(COASTAL DISTRICT): , 42 DUNHAM ROAD (29B-71)(CONTINUED)

The Edgartown Planning Board will hold a public hearing on Tuesday, November 16, 2021 at 5:30 PM, at the request of Warren Vose, Jr., Julien W. Vose Family LLC, for a Special Permit to conduct up to but no more than four for-profit, non-family events (typically weddings), supported by local wedding planners, tent companies, caterers, musicians, florists, and rental services.

Application is made in accordance with Sections 2.1.B, 10.2.A.2 and 17.7 of the Edgartown Zoning Bylaw. The property is located at 42 Dunham Road, Assr. Pcl. 29B-71.

The public hearing was opened at 7:40 PM.

The board reviewed all new written correspondence in regard to the matter.

Findings

- The board felt the NPO work that the area facilitates is hugely beneficial to Edgartown and the Island as a whole.
- The board was also very enthused about the several jobs these events will provide island businesses.
- The four "for-profit" events each year are there in attempts to maintain and keep the property in the family.

After deliberation, it was **MOVED** by Mascolo and **SECONDED** by Searle

That the application be approved as presented with all standard conditions and to be revisited before renewal on an annual basis.

VOTED:

MASCOLO: YES

MCCOURT: YES

MORGAN: YES

MORRISON: YES

SEARLE: YES

CISEK (ALT): YES

5, 0, 0 (7:46 PM)

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

ADJOURN

It was MOVED by Mascolo and SECONDED by Searle

To Adjourn.

APPROVED BY UNANIMOUS CONSENT.

(7:46 PM)

Respectfully Submitted,

Alex Cervone
Planning Board Assistant