

# Edgartown Planning Board - Meeting Minutes

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Tuesday, January 25, 2022, 5:30 PM

The Edgartown Planning Board scheduled a meeting for Tuesday, January 25, 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 5:30 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 – PUBLIC HEARING – SP(COASTAL DISTRICT): THE JSF REALTY TRUST, 100 EDGARTOWN BAY ROAD (51-23)(CONTINUED)**

#### **PRESENTATION/FINDINGS:**

- Mr. Alley gave a presentation on the updated site plan.
  - Septic system was approved by the board of health, but upgraded.
  - Added a surface drain on the NW face; gravel trench drain to intercept any runoff.
  - Eliminated grading by introducing native stonewall retention wall to isolate septic system in the SE corner.
  - Only grading will be in the northern sections now.
- Mr. Sullivan gave a presentation on the updates to the architecture.
  - The height was reduced by 10 inches, bringing the total to 29.5 feet.
- Mr. Sullivan gave a landscaping presentation.
  - Existing cedar trees will be used as screening.
  - Native vegetation will be used in instances where trees cannot be relocated.
  - Mr. Alley pointed out that it will now be easier to add vegetation in the SW corner with the elimination of the grading and addition of the retaining wall.
- Ms. Morrison asked how the Conservation Commission has reacted to these plans.

- Mr. Sullivan and Mr. Alley explained the Conservation Commissions reluctance to take action until the Planning Board made theirs. These updated plans will be brought to them in a meeting 1/26/22.
- Mr. McCourt expressed his concerns with pushing these restrictions to the limit.
- There was discussion concerning comparable projects that the board has approved in the past.
- Mr. Morgan asked to hear from the neighbors to see how they feel about the project.
- Maria Bullen expressed her support for the project.
- William and Richard Joel expressed their support for the project.
- Mr. Morgan expressed his concern over the Coastal District restrictions and a potential need to revisit and possibly amend them.
- Mr. McCourt went on to explain that he does not like the idea of projects happening based on precedence when the precedent event shouldn't have taken place. However, this could be due to confusion on the bylaws as were introduced in the past.
- Mr. Mascolo expressed the importance of continuity of the neighborhood, regardless of how it evolved. Also, the amount of modifications made to the project shows the applicants willingness to work with the Planning Board.
- Ms. Morrison agreed with Mr. Morgan in that the Coast District bylaws need to be revisited.
- There was discussion on whether the existing structure could be used for charitable organizations.

After deliberation, it was MOVED by MASCOLO and SECONDED by MORGAN

*To approve the plan as presented with all standard construction and pool conditions.*

VOTED:

MORRISON: YES

MASCOLO: YES

MCCOURT: YES

SEARLE: YES

MORGAN: YES

CISEK (ALT): N/A

5, 0, 0 (6:10 PM)

## **OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE**

### **ADJOURN**

It was MOVED by MORRISON and SECONDED by MORGAN

*To Adjourn.*

APPROVED BY UNANIMOUS CONSENT.

(6:22 PM)

Respectfully Submitted,

Alex Cervone  
Planning Board Assistant