

Edgartown Planning Board - Meeting Minutes

Tuesday, March 15, 2022, 5:30 PM

The Edgartown Planning Board scheduled a meeting for Tuesday, March 15, 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: Absent	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: THE WIINNETU RESORT, 31 DUNES ROAD (52-261)

- Rebecca Pierce from Martha's Vineyard Community Services presented the application:
- The event will be the same as previously held.
- There is expected to be approximately 200 people.
- Limited parking available for vendors and VIPs, with shuttle access to abutting road for other attendees.
- The time has been selected around the beach and dinner rushes.
- The board expressed their admiration for the Possible Dreams Auction and wished the applicant the best of luck during the event.

After brief deliberation it was MOVED by MCCOURT and SECONDED by MASCOLO

To approve the application as presented.

VOTED:

MORRISON: YES	MASCOLO: YES
MCCOURT: YES	SEARLE: YES
MORGAN: N/A	CISEK (ALT): YES

5, 0, 0 (5:35 PM)

5:45 PM - PUBLIC HEARING - SP: STOP AND SHOP, 225 UPPER MAIN STREET (20A-57.1)

- Mary McEvoy from Stop and Shop presented the application:
- It will be the same exact setup as previous years to sell garden and outdoor products.
- There were questions regarding the safety of the parking lot.
- There are work orders in to improve the parking lot, but the state of it currently is not a point of concern.

After deliberation it was MOVED by SEARLE and SECONDED by CISEK

To approve the application as presented.

VOTED:

MORRISON: YES

MASCOLO: YES

MCCOURT: YES

SEARLE: YES

MORGAN: N/A

CISEK (ALT): YES

5, 0, 0 (5:49 PM)

6:00 PM - PUBLIC HEARING – SP(COASTAL DISTRICT): DIANE DEPALMA, 12 KATAMA POINT ROAD (46-31)

- Mr. Nicotera emphasized his good relationship and history with the neighborhood and direct abutters and will make the concerns of those a top priority while completing the design.
- Mr. Nicotera gave a presentation on the project:
- The footprint of the building will remain the same, with the front and side reducing and rear increasing.
- The new driveway will be a permeable surface in order to help with the flooding of Town Lot Circle.
- There were concerns to whether or not this would be sufficient, but Mr. Nicotera said that a catch basin or something similar could also be implemented to deal with any runoff.
- A new NitROE septic system will be implemented on the side abutting Town Lot Road.
- The main entrance will be located on Town Lot Circle as well as the garage.
- The board inquired as to why the address was not on Town Lot Circle.
- Mr. Nicotera explained that the previous owners of the property took it upon themselves to change their curb cut, so it was inherited as such.
- The board and applicant were both in favor for looking into changing the address to reflect the frontage correctly.
- There will be a concrete retaining wall around the end of the structure and the swimming pool from the SE corner to the NW corner.
- There were concerns with the appearance and visibility of the proposed retaining wall.
- Mr. Nicotera responded that this could be changed if it was desired.
- Mr. & Mrs. Wainright, across the street abutters, were concerned with the height setting bad precedence and not being consistent with the height of their home and the height that the bylaw imposes. They were further concerned with runoff towards Town Lot Road and whether or not the side of the house facing Town Lot Road would retain its entrance, at least in appearance.
- Mr. Nicotera answered with there being little concern with runoff into Town Lot Road as the grading will be blended well and the soil in the area is very permeable. Furthermore, the side of the house that faces the Wainwrights will have access to the yard, but it will not be the primary one.
- Mr. McCourt expressed his worry that approving more projects like this exceeding the height limit will continue to set a bad precedence in the area. Mr. Searle agreed with this sentiment.
- Mr. Mascolo believes that the precedence has already been set and now in order to stay consistent with the neighborhood we will see more houses like this.
- Mr. Nicotera emphasized the height relief is only due to the grade elevation. The structure itself would have been within the height restrictions, but building code requires the grade increase out of the flood zone.
- It was suggested that a site visit be completed in order to get a better idea of the intensity of the grade change and the height of the structure.
- The board requested an updated site plan showing landscaping, catch basin(s), modification or removal of the retaining wall and as much reduction in height as realistically possible.

After deliberation it was MOVED by MCCOURT and SECONDED by MASCOLO

To continue the public hearing until Tuesday, March 22, 2022 at 5:30 PM.

VOTED:

MORRISON: YES

MASCOLO: YES

MCCOURT: YES

SEARLE: YES

MORGAN: N/A

CISEK (ALT): YES

5, 0, 0 (7:27 PM)

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

ADJOURN

It was MOVED by MASCOLO, SECONDED by SEARLE

To Adjourn.

APPROVED BY UNANIMOUS CONSENT.

(7:30 PM)

Respectfully Submitted,

Alex Cervone
Planning Board Assistant