

Edgartown Planning Board - Meeting Minutes

Tuesday, March 22, 2022, 5:30 PM

The Edgartown Planning Board scheduled a meeting for Tuesday, March 22, 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): DIANE DEPALMA, 12 KATAMA POINT ROAD (46-31)(CONTINUED FROM MARCH 15, 2022)

- Curb cut will be 18' per an agreement with the neighbor.
- Landscaping plan shows screening all around areas of concern.
- Added a dry well on the side of Town Lot Circle in response to flooding concerns.
- The shed will be moved to conform to the setback to remove non-conformities in the lot.
- Examples were given to the severity of the grade increase imposed by current bylaw restrictions.
- Mr. Mascolo asked Mr. Nictoera to explain to the board the issues that are being encountered with the current building code and height restrictions.
- Mr. Nictoera gave examples of other houses abutting that are larger. Further examples were given to exhibit the effort to make the height as small as possible while making the house livable.
- Chris Alley, Schofield, Barbini & Hoehn Inc., spoke of his concerns regarding the Inland Coastal District's height restrictions and the building code's requirements to get out of flood zones.
- Mr. Cisek asked how much foundation will be exposed. Mr. Nictoera said they are trying very hard to keep it minimal and will keep it virtually invisible with screening.
- Mr. Searle had issues with the amount of fill in for the grade and the height of the building.
- Mr. Alley responded that the fill is being brought in to avoid a exposed foundation. Mr. Nictoera made further remarks that the effort to blend the grading is a high priority and is only there to get out of the flood zone.
- Mr. Searle asked if it was ok to increase the bedroom and bathroom count. Mr. Nictoera said that the home actually has five bedrooms right now and the Assessor's information is incorrect. The septic is permitted to have five bedrooms and the amount of bathrooms is irrelevant.
- Mr. Morgan was concerned with increase in flow due to the larger footprint and increase in bathrooms. He spoke further to his concerns regarding the increased size of houses in the area.
- Mr. Nictoera commented that the footprint is actually being reduced from the street setbacks and being increased in the back, but the net adjustment is similar.

- Mr. McCourt commented on the height of the house without the fill and that the plan respects the height restriction if the fill was not necessary.
- Mr. Nicotera continued to comment on the importance of being respectful to the neighbors.
- Mr. McCourt asked if there will be any drainage for Town Lot Road.
- Mr. Alley said that there wasn't concern with runoff in that direction, especially once vegetation is added.
- Mr. Cisek asked if the grading starts to cause new flooding issue towards Town Lot Road, would there be remedies for it.
- Mr. Nicotera answered supporting Mr. Alley's previous claims that the area and soil gives them confidence that there will not be runoff issues.
- Ms. Morrison asked what the chances are of heavy rainfall during construction causing flooding or mud issues.
- Mr. Nicotera said that all could be controlled with onsite methods and would be a priority if it were to happen,
- Mr. Mascolo commented that there was no attempt at grabbing for a view.
- Mr. Nicotera said it was not even possible to get a water view from the property.
- Mr. Mascolo commented that he felt the request was modest and the build was consistent with the area.
- Mr. Nicotera said it would not be a problem at all.
- Mr. Mascolo wanted to confirm that there would be two cisterns on the property.
- Mr. Alley confirmed that yes; there will be a separate cistern for the pool water removal.
- Ms. Morrison commented that the applicant provided all requested changes and clarifications to the project.

After deliberation it was MOVED by MCCOURT and SECONDED by MASCOLO

To approve the application as presented with standard and added conditions.

VOTED:

MORRISON: YES

MASCOLO: YES

MCCOURT: YES

SEARLE: YES

MORGAN: N/A

CISEK (ALT): YES

5, 0, 0 (6:07 PM)

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

ADJOURN

It was MOVED by SEARLE, SECONDED by MCCOURT

To Adjourn.

APPROVED BY UNANIMOUS CONSENT.

(6:08PM)

Respectfully Submitted,

Alex Cervone
Planning Board Assistant