

# Edgartown Planning Board - Meeting Minutes

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Tuesday, April 5, 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 TIME 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): BRUCE & ELYSE BALDER, 24 NAVY WAY(52-26.64)**

Application was made to construct a pool house with associated utilities within the Coastal District.

George Sourati, Sourati Engineering, gave a presentation on the application:

- The property is located in the Coastal District.
- Pool house is outside the Island Roads District.
- It will be one big open room, a half-bath and a sink.
- There will be a spiral staircase on the outside which will lead to a roof deck.
- The overall height from average mean grade to the top of the rail is right under 14', meeting zoning restrictions.
- The total square footage is 414 sq. ft. on the first floor.
- The first floor will be used strictly as a pool house; it will not be used as a bedroom.
- The condenser for the air conditioner will be placed towards the abutting Sherriff's Meadow property to reduce burden on other abutter.
- There will be no crawl space or basement.
- Everything meets setback requirements.

After brief deliberation, it was moved by MORGAN and seconded by MCOURT

*To approve the application as presented with standard construction conditions.*

VOTED:  
MORRISON: YES                    MASCOLO: YES  
MCCOURT: YES                   SEARLE: YES  
MORGAN: YES                    CISEK (ALT): YES  
5, 0, 0 (5:42 PM)

**5:45 PM – PUBLIC HEARING – SP(COASTAL): AUDMER LLC, 118 MEETINGHOUSE WAY(37-117)**

Application was made to construct a pool, pool equipment shed, pool fence, terrace and related site activities.

Doug Hoehn gave a presentation on the application.

- The house was built 20 years ago; this application is just for the pool.
- The pool will be 20 ft. by 40 ft. and will be entirely in the existing finished lawn area.
- The pool equipment shed will be right outside the existing yard and will be soundproof.
- The "fencing" will be a stone face retaining wall with mesh fence on the outside and hedges on each side.
- Minor grading will be done to get more depth in the pool. Actual elevations around the pool are not concerning.
- Native grasses will be added close to the retaining wall around the perimeter and the hedge will grow with the mesh fence.
- A leeching pit will be added near the pool equipment shed.
- Mr. Searle as if there was still issues between the owner and Dicky Brown (abutter) over the driveway. Mr. Hoehn answered that they have resolved it and the driveway is no longer contested.
- The house is 500 ft. from the water and at flat elevation, so view grabbing is not possible.
- There will be no pool house.

After deliberation, it was moved by SEARLE and seconded by MCCOURT

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

VOTED:  
MORRISON: YES                    MASCOLO: YES  
MCCOURT: YES                    SEARLE: YES  
MORGAN: YES                    CISEK (ALT): YES  
5, 0, 0 (5:55 PM)

**6:00 PM – PUBLIC HEARING – SP(COASTAL): AUDMER LLC, 118 MEETINGHOUSE WAY(37-117)**

Application was made to construct an addition to an existing dwelling on a preexisting non-conforming lot located within the Inland zone of the Coastal District.

Reid Silva gave a presentation on the application:

- The original home was built in the early 2000s.
- The addition will be on the bump out for the kitchen in order to get a better view around existing structure.
- The addition is a total of 186 sq. ft., and the total house size is 3,800 sq. ft.
- The height of the existing home and the addition is within the Coastal District height restrictions.
- There would be a possibility of a crawl space, but it will most likely be flat slab.
- Nancy Dowlin, a direct abutter, asked of the duration and start times of construction.

Mr. Silva answered that this would not be during the summer months and would likely happen after Labor Day. Ms. Dowlin was amenable to the response.

- The board asked that the applicant be respectful to the abutter during construction.

After deliberation, it was moved by MCCOURT and seconded by MASCOLO

*To approve the application as presented with standard construction conditions*

VOTED:

MORRISON: YES

MCCOURT: YES

MORGAN: YES

5, 0, 0 (6:14 PM)

MASCOLO: YES

SEARLE: YES

CISEK (ALT): YES

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

Alex Cervone, Planning Board Assistant, gave a breakdown of the Mass DOT and Highway Department site visits at high traffic areas throughout the downtown area.

- There is concern regarding bike traffic merging from the Cannonball Park bike path to Main Street. Cyclists assume that this crosswalk is a bike path and designed for such use, because it is painted green, which is the most commonly used color for bike paths in the state. Repainting and new signage has been suggested.
- Lowering the speed limit was suggested, but the MASS DOT said that their study would probably show that the speed limit could/would be increased, so it would be better to leave it alone if the goal is to keep it as low as possible.
- The traffic from the triangle up to Stop and Shop was addressed. A small rotary and a left hand turn lane were suggested, but the feasibility is still being investigated. Mr. Cervone pointed out that the curb cut for Stop and Shop will be moved to be parallel to Pinehurst to create a more streamlined intersection during the expansion.

### **ADJOURN**

It was MOVED by MORGAN, SECONDED by MCCOURT

*To Adjourn.*

APPROVED BY UNANIMOUS CONSENT.

(6:34 PM)

Respectfully Submitted,

Alex Cervone  
Planning Board Assistant