

Edgartown Planning Board - Meeting Minutes

Tuesday, April 19, 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: Absent	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 – BOARD REVIEW – CURB CUT: BOWER - 59 CHASE ROAD (20C-216)

- Alan DeBettencourt, Highway Superintendent, gave a recap of his findings on the project.
 - The access per the site plan provided has clear line-of-sight and does not encumber any other curb cuts in the area.
- Mr. Searle, who is recused from this matter as an abutter, asked if the driveway would be located on the “Nevin” property. Mr. DeBettencourt responded no, it will not.
- Mr. Morgan brought up the issues that Chase Road sees in people speeding around that corner where the parcel is located. Mr. Searle agreed with this sentiment and referred to the street as “NASCAR Alley”. In light of this, Mr. Morgan asked if this location for the curb cut and driveway was really the safest placement possible for the lot.
- Ms. Morrison made a point that due to Mr. Searle being recused and Mr. Mascolo being absent the applicant will be forced to be seen by a four person board.
- Mr. Morgan suggested that the applicant must be present in order to receive a vote for a final decision and the entire board agreed.
- Ms. Morrison suggested that a site visit be conducted.

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

To continue the review to May 17, 2022 at 5:30 PM.

VOTED:

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

4, 0, 0 (5:38 PM)

5:35 PM – BOARD REVIEW – CURB CUT: WEISS - 33 NORTH SUMMER STREET (20D-347.11)

- Cammie Naylor gave a presentation on the application:
 - The existing curb cut will be removed and the new one will be five feet to the left in order to line up with the new garage.
 - The new access will be improved and integrated into the sidewalk with a cobblestone apron and pea stone driveway.
 - The curb cut will be sloped and blended instead of a literal cut in the sidewalk.
 - Ms. Naylor sent Mr. Cervone a picture showing the style per the request of Mr. Morgan and Ms. Morrison, which was shared with the Board.
- Mr. Cisek asked if there were plans for a fence on the boundary line or to delineate the curb cut. Ms. Naylor said she was not aware of any plans to do so and the plan does not show a fence, but she would suggest one to the owner.
- Mr. Searle asked whether or not this new curb cut would be shared with the abutting property, referred to as the “Burger” property. Ms. Naylor answered that it would not be shared and the curb cut, driveway and garage would all be on the applicant’s property. Mr. Searle expressed his interest in the Weiss and Burger properties sharing a curb cut.
- Mr. Morgan asked that a written agreement be executed between the Weiss’ and the Burgers to affirm that this relocation is amenable to all parties. Mr. McCourt asked the applicant to find out if an easement already exists between the two parties (or their grantees before them).
- Mr. DeBettencourt stated that the Burger property actually has a curb cut on the other side of the structure that wraps around to a parking lot in back.
- Mr. Morgan asked to make it a condition that the Burgers waive their right to using that spot. Ms. Morgan commented that the Burgers, unfortunately, do not have an inherit right to use it in the first place.
- A site visit was suggested and the Board asked that it be staked to show the new curb cut, driveway and garage.

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

To continue the review to May 17, 2022 at 5:35 PM.

VOTED:

MORRISON: YES

MASCOLO: N/A

MCCOURT: YES

SEARLE: YES

MORGAN: YES

CISEK (ALT): YES

5, 0, 0 (6:01PM)

5:40 PM – BOARD REVIEW – DE MINIMIS DETERMINATION: 16 BAYSIDE NORTH LLC – 16 BAYSIDE NORTH (36-159.11)

- Greg Ehrman, Hutker Architects, gave a presentation on the application.
 - This is a modification to an existing decision for an oversized guest house and a pool within the Coastal District.
 - Extensive archeological work was done on the site with PAL (Public Archeology

Laboratory) and the Wampanoag Tribe and three areas of significance were found.

- The pool and spa will need to be relocated to preserve these sites; the pool will move south west and the spa will shift to the east end of the pool. Furthermore, the elevation of the terrace, pool and spa will need to rise by one inch (to elevation 18’).
- Sheet pile will be used to permanently protect the sites, assumed to be burials or something of similar significance. The extra one inch in elevation is to further protect the sites with metal plating.
- Mr. Searle asked if the Conservation Commission has approved these changes. Mr. Ehrman responded that this will go in front of them, but this is the standard way to protect these features. Ms. Morrison commented that she has not heard of the metal plating being detrimental.
- Mr. McCourt expressed that he would rather see a project such as this be approved by the Health Department and Conservation Commission first to streamline the process and help avoid seeing the same application several times with minor changes per each Board.
- Mr. Morgan asked if there was more terrace being added to the project. Mr. Ehrman responded that there is a little being added right alongside the pool, but more is being removed from the initially approved plan due to the changes made.
- Ms. Morrison asked if the new locations have been approved by PAL. Mr. Ehrman confirmed they have been approved.
- Mr. Cisek asked if Mr. Ehrman was expecting these archeological features at the site. Mr. Ehrman said it is always a possibility on the Island, and it was important to the owner to make sure all precautions were taken to preserve the site.
- Ms. Morrison asked Mr. Cervone to bring up the De Minimis Application to review the criteria. Ms. Morrison felt the project was consistent with what the applicant requested and that the circumstances were extenuating. Mr. Morgan commented that he was very impressed with the due diligence of the owner and the applicant.
- Mr. Searle asked if we could approve this with the condition that it must also be approved by the Conservation Commission. Mr. Cervone commented that that condition would not be necessary and the Conservation Commission would need to approve it regardless of the action taken by the Planning Board.

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

To approve the changes as De Minimis.

VOTED:

MORRISON: YES

MASCOLO: N/A

MCCOURT: YES

SEARLE: YES

MORGAN: YES

CISEK (ALT): YES

5, 0, 0 (6:15 PM)

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

The Board discussed who would be the next Chairperson:

- Mr. Morgan stated he would like Ms. Morrison to stay on as the Chairperson, as he feels she most equipped to make educated decisions on the subject material. Furthermore, Ms. Morrison’s knowledge of important ongoing projects, specifically the Hospital Project, makes her the best candidate for the position right now.

- Mr. McCourt agreed with this sentiment, but commented that he would like to see the Board go back to a rotating Chairperson in the future. This rotating position brings the Board closer together and on even ground.
- Mr. Searle asked if Ms. Morrison was willing to do another term as the Chairperson. Ms. Morrison said she enjoys the position and is happy to stay on. She commented that she also likes the rotating Chairperson position but is more than willing to fill the position if someone is not comfortable when it is their turn.
- After brief deliberation, it was moved by MORGAN and seconded by MCCOURT

For Lucy Morrison to be the Chairperson of the Planning Board until April 2023.

VOTED:

MORRISON: YES

MASCOLO: N/A

MCCOURT: YES

SEARLE: YES

MORGAN: YES

CISEK (ALT): YES

5, 0, 0 (6:20PM)

ADJOURN

It was MOVED by MORGAN, SECONDED by MCCOURT

To Adjourn.

APPROVED BY UNANIMOUS CONSENT.

(6:30 PM)

Respectfully Submitted,

Alex Cervone
Planning Board Assistant