

Edgartown Planning Board - Meeting Minutes

Tuesday, March 7, 2023, 5:30 PM

The Edgartown Planning Board scheduled a meeting for Tuesday, March 7, 2023, 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.

CALL TO ORDER

Meeting called to order at 5:33 PM. Present: Lucy Morrison (Chair); Mike McCourt, Glen Searle, Scott Morgan, James Cisek (alternate).

Absent: Fred Mascolo.

Others present: Doug Hoehn, David McDonough, Tim Webster, Michael Luft-Weissberg, Jonathan Kirby

SCHEDULED BUSINESS

5:30 PM - PUBLIC HEARING - SPECIAL PERMIT: ROBERT M MCCARRON, TRUSTEE, 20 ORR LANE (20B-76.4)

In accordance with Section 5.1 of the Edgartown Zoning Bylaw, the Planning Board continued a public hearing on Tuesday, March 7, 2023 at 5:30 PM, at the request of Doug Hoehn, Schofield, Barbini and Hoehn, on behalf of Robert M McCarron, Trustee of 20 Orr Lane Realty Trust, to construct a pool and cabana in the Coastal District.

The subject property is located at 20 Orr Lane, Assr. Pcl. 20B-76.4.

5:30 PM - PUBLIC HEARING - SPECIAL PERMIT: ROBERT M MCCARRON, TRUSTEE, 20 ORR LANE (20B-76.4)

In accordance with Section 5.1 of the Edgartown Zoning Bylaw, the Planning Board will hold a public hearing on Tuesday, March 7, 2023 at 5:30 PM, at the request of Doug Hoehn, Schofield, Barbini and Hoehn, on behalf of Robert M McCarron, Trustee, Trustee of 20 Orr Lane Realty Trust, To construct a garage and pool cabana in the Coastal District.

The subject property is located at 20 Orr Lane, Assr. Pcl. 20B-76.4.

Present for the Applicant: Doug Hoehn, Schofield Barbini & Hoehn.

The board agreed to conduct both public hearings concurrently.

Presentation / Findings

The property had been the subject of a previous property line adjustment.

A previous special permit had not been acted upon.

The proposal is for activity in the Coastal District.

An existing dwelling is proposed, but is allowed by right.

The Conservation Commission had reviewed the plan, requesting changes to the location of certain retaining walls as proposed.

The property has a valid connection to the wastewater system.

The property currently has a dwelling, pool and garage.

The pool is slightly smaller than the pool in existence.

The garage as proposed will have a conforming detached bedroom on the second floor.

The pool house is enclosed, conditioned space.

The pool house has a basement.

There will be no bedrooms in the pool house.

There will be one bedroom over the garage, that does not exceed 400 square feet.

A total of four bedrooms are permitted on the property.

Applicant does agree to a deed restriction on the pool house that it does not qualify as nor will be used as a bedroom.

Two fire hydrants are located within 300' of the property, with a third located immediately near the main driveway.

The pool will be salt-water treated.

The pool equipment will be surrounded by walls intended to reduce pool equipment sound.

The bottom of the swimming pool is proposed to be about two feet below the ground water table.

The depth of the existing pool compared to groundwater was not known.

The proponents are not concerned with the potential for 'uplift' regarding the pool.

Ms. Reade Milne suggested that the Planning Board should Conservation Commission might be notified of the ground water depth to the depth of the pool, and be asked for comment.

Ms. Milne also noted that the Conservation Commission would likely want to advise on any 'dewatering' activities that are anticipated as part of this project, that any water on the lot needed to be managed on the lot, and reminded the board and applicants of the extensive concerns related to "water trespass".

The landscaping plan does not show on-site groundwater management wells.

Mr. Morgan suggested that the public hearing be continued until information could be received from the Conservation Commission.

Mr. Cisek asked that the applicants prepare a water management plan for construction process.

The pool cabana is fully detached from the proposed house.

Mr. Finn confirmed that the Board had the most up-to-date plans.

It was MOVED by Morrison SECONDED by Searle

To continue the public hearing to March 21 at 6:15 PM.

VOTED

MORRISON: YES

MCCOURT: YES

SEARLE: YES

MORGAN: YES

CISEK: YES; (5, 0, 0)(5:59 PM)

5:30 PM - PUBLIC HEARING - COASTAL DISTRICT SPECIAL PERMIT: CHAPPY HOLDINGS, LLC, 40 LITCHFIELD ROAD (30-133)

Application to construct and maintain a 20' by 40'; in-ground swimming pool, fence, and associated landscaping within the inland zone of the coastal district.

Applicant: Reid G. Silva, Vineyard Land Surveying & Engineering

At the request of the applicant (letter in project file) it was MOVED by Searle, SECONDED by McCourt

To continue the public hearing to March 21, 2023, 5:50 PM.

VOTED

MORRISON: YES

MCCOURT: YES

SEARLE: YES

MORGAN: YES

CISEK: YES; (5, 0, 0)(6:01 PM)

OTHER BUSINESS (ANTICIPATED OR UNSCHEDULED)

REQUEST FOR A CURB CUT – WASHBOARDS LLC, 9 MULLEN WAY (29A-43)

A request for a curb-cut at 9 Mullen Way was reviewed. Board members inquired whether there would be any use of the current curb cut or parking area, and whether there would be a fence placed along the road edge. No applicant present to respond.

It was MOVED by Searle, SECONDED by McCourt

To continue deliberation to March 14, 2023, at 5:55 PM.

VOTED: 5, 0, 0. (6:06 PM)

REVIEW / APPROVE FINAL MV HOSPITAL DECISION

The board conducted an extensive review of the Conditions of Approval for the MV Hospital / Navigator homes project.

Present for the applicant: Geoghan Coogan, David McDonough, Ed Olivier

After thorough review of the various conditions, with some modification of same, it was MOVED by McCourt, SECONDED by Searle

To approve the Conditions of Approval, as presented, and amended.

VOTED

MORRISON: YES

MCCOURT: YES

SEARLE: YES

MORGAN: YES

CISEK: YES; (5, 0, 0)(6:48 PM)

REVIEW OF MINUTES IF ANY

The minutes of February 28, 2023 were reviewed. Mr. Finn noted that he would forward minutes from January 27, 2023, and March 7, to members for review.

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

No other business was raised.

The board spent some time reviewing agendas, and matters to be presented at upcoming meetings.

ADJOURN

There being no further business, it was MOVED by Morgan, SECONDED by Cisek

To Adjourn

VOTED: 5, 0, 0 (6:56 PM)

Respectfully submitted,

Douglas C. Finn
Clerk Pro Temp