

Edgartown Planning Board Minutes

Tuesday, February 25, 2020

A regular meeting of the Edgartown Planning Board was scheduled for Tuesday, February 25, 2020, at 5:30 PM at the Edgartown Town Hall, Main Street, Edgartown.

PRESENT: Fred Mascolo, Michael McCourt, Lucy Morrison, Glen Searle, Scott Morgan, James Cisek (Alternate)

CALL TO ORDER

The meeting was called to order at 5:39 PM, and a quorum was declared.

SITE VISITS

A site visit to 207 Upper Main Street was conducted at about 9:15 AM. No deliberation was conducted as part of the site visit.

SCHEDULED BUSINESS

Due to a delay the arrival of one participant, the board agreed to take certain items out of Agenda order.

DISCUSSION / RECOMMENDATION – DREDGING SITES FOR FY21

Mr. Finn distributed a request from the Dredge Committee for comment on proposed dredging sites for FY2021, and introduced Ms. Juliet Mulinare, who spoke on behalf of the Dredge Committee.

There was some discussion related to specific sites, the financial benefit from the dredging process (sales of the dredging spoils), and the underlying reason for the request.

After some discussion, Mr. Morgan suggested Collins Beach, Sluiceway of Herring Creek to Right Fork, and Slough Cove as recommended dredging sites.

Ms. Mulinare noted that there is no deadline for providing a recommendation to the Dredge Committee. The board agreed to allow some time for Mr. Morgan to gather more information, and to take the matter up again at a later meeting.

5:30 PM: PUBLIC HEARING: SPECIAL PERMIT (CONTINUED FROM FEBRUARY 11, 2020) - UPPER MAIN ST LLC, 207 UPPER MAIN STREET (20C-26)

In accordance with MGL Chapter 40A, Section 10, the Edgartown Planning Board continued a public hearing in the Town Hall, Main Street, from Tuesday, February 11, 2020, at the request of Mark Harding (WampWorx) and John Lolley, on behalf of Upper Main St LLC, Owner, to build an accessory apartment for the in-house Dentist in the basement of the main structure that was constructed in 1998, including the addition of egress doors and windows; also, to add a separate two stall garage/apartment that will be only available to a year-round islander.

This application was made in accordance with Section 3.2 of the Edgartown Zoning Bylaw. The property is located at 207 Upper Main Street, Assr. Pcl. 20C-26. Copies of the application were available in the Planning Office for public review.

Present for the applicant: Mr. Mark Harding (WampWorx); also present, Reade Milne.

The public hearing was continued at 5:43 PM.

Mr. Mascolo publicly disclosed a long-time friendship with Mr. Harding.

Presentation

Mr. Harding again introduced himself, and noted specific changes to the project.

First floor: Current dentist office.

Second floor: Current one bedroom apartment.

Mr. Harding: The original request was to build out a basement office and a basement accessory apartment for the dentist. However, with new regulations, a full-building sprinkler system would be required, and would result in an unfeasible project cost. Therefore, the proposal has been amended to request only the office expansion to the basement, with no new residential component in the main building.

Ms. Milne noted that the sprinkler system requirement is part of the revisions to the building code, and applies to any mixed use building that includes a residential component. The requirement has been in place for some time.

Mr. Harding described the accessory garage / apartment as a 22' x 28' building, two stories, with two-bay garage on first floor, and single bedroom apartment on the second floor.

It was noted that the garage 'straddles' the break between R5 and the B2 districts.

There is an existing curb cut onto Curtis Lane.

The use of the apartment on the second floor would likely no longer be available for public rent, but would be reserved for the property owner's personal use.

There was discussion about the requirements for egresses, given the use of the basement as an office. Ms. Milne confirmed that, as the basement would only have an office added, the single existing stairwell would suffice for access and egress.

Mr. Harding noted that the remaining space in the basement will only be used for storage.

There was some discussion related to curb cut onto Curtis Lane; the proposal should likely be revised to show the revised curb cut.

Ina Andre (representing 205 Upper Main Street): If the egress window is to be added at some point in the future, would Planning Board approval be required? Answer: yes.

Ms. Kara Shemeth (Curtis Lane) expressed concern with a second curb cut from the lot onto Curtis Lane. There was some discussion related to parking for local businesses, access onto main street, and related.

It was MOVED by Morrison SECONDED by Searle

To close the public hearing.

VOTED: 5, 0, 0.

The public hearing was closed at 6:09 PM.

Deliberation / Findings

The basement apartment has been removed from the proposal. Other than the office, the basement will be used for storage only.

The proposed driveway-side staircase will be removed.

The proposed window well will be removed.

The garage as proposed will be rotated, so that the garage doors open to the north (Curtis Lane)

The curb cut onto Curtis Lane will be aligned to the garage doors, and will be no more than 16 feet in width.

Trash storage will continue to be in the garage.

The driveway will remain gravel. Sidewalks will remain gravel or will be finished with other pervious surfacing.

Revised plans will be drawn up, and submitted for final review prior to endorsement of the Decision.

It was MOVED by Morrison SECONDED by Searle

To approve construction of an expanded dentist office facility in the basement of the main building, and to approve the construction of an accessory two-bay garage with second-floor apartment, in accordance with the application as presented and amended, with changes as noted in the findings, and with conditions as follows:

- *This special permit is not in effect until the applicant has filed a certified copy of the decision or certificate with the registry of deeds. A copy of same shall be provided to the Planning Board and Building Inspector.*
- *The construction shall conform to the application considered and approved by the Planning Board, including all plans and documents submitted in support of same, and approved by the Planning Board.*
- *This special permit shall run with the land.*
- *Outdoor lighting shall be limited to that required by the building code and shall be down-lit only and fully shielded when viewed from the top and sides. Mercury vapor lighting and “bug zappers” are prohibited.*
- *Prior to issuance of a building permit, the above specified plans will be compared to the construction documents submitted to the Building Inspector for verification and correspondence. If the Building Inspector determines that there are significant differences, the applicant shall be required to apply for a Modification to this Special Permit.*
- *Substantial construction activity must commence no later than one year from the date of final action by the Planning Board.*
- *No construction activity will take place earlier than 7:30 AM or later than 7:30 PM, or on Sunday, or from June 15 through September 15.*

Additional Conditions:

- *Revised Plans showing the changes to the project shall be submitted to the Planning Board for final review prior to endorsement of a Decision.*
- *Prior to issuance of an occupancy permit, all fences, trees branches, shrubs, and hedges that are within 10 feet of the Curtis Lane road edge shall be trimmed or removed so as to maintain reasonable visibility for cars entering and exiting the Curtis Lane driveway.*

VOTED: 5, 0, 0.

ADMINISTRATIVE

DISCUSSION / APPOINTMENTS – MASTER PLAN STEERING COMMITTEE

Mr. Finn distributed a list of applicants for the Master Plan Steering Committee, as well as a ballot sheets for members to rank the applicants.

Mr. Mascolo noted that the membership should be from as broad of background as possible.

Ms. Morrison suggested that even if someone was not appointed, they should be invited to participate on one of the study groups.

The board reviewed the applicants' statements, and considered what the makeup of the committee should be. There was discussion related to the skill-set, number, and utility of committee members. The board conducted a ballot to determine nine members.

After review of the ballot results, it was MOVED by Morrison SECONDED by Searle

To appoint Doug Cooper, Paulo DeOliveira, Deanna Ahearn Laird, Juliet Mulinaire, Jonathan Blum, John Dropick, Mike Mackenty and Pia Webster to serve on the Master Plan Steering Committee.

VOTED: 5, 0, 0.

Mr. Finn was directed to notify members, to coordinate a meeting for a convenient date in March, 2020, and to invite all applicants to participate as participants in the 'focus' groups that would be part of the Master Plan process.

MINUTES - FEBRUARY 11, 2020

Minutes from February 11, 2020 were distributed.

Ms. Morrison requested the following amendment:

*Mr. Mascolo supported Mr. Ahearn and Mr. Hall's partnership on the committee. Ms. Morrison **expressed concern with the membership of the proposed committee, and suggested that input from administrators should be part of the process.***

No other amendments were suggested.

It was MOVED by Morrison, SECONDED by Searle

To approve the minutes from February 11, 2020, as distributed and amended.

VOTED: 4 (MASCOLO, MCCOURT, MORRISON, CISEK), 0, 2 (SEARLE, MORGAN).

Mr. Morgan stated that he had read the minutes from February 11, and noted that he would have disagreed with the appointments to the Zoning Bylaw study committee. Mr. Searle agreed with Mr. Morgan.

Mr. Mascolo stated that the Zoning Bylaw committee would be dissolved and no further action would be taken at the present time to review or amend the Zoning Bylaws.

UPCOMING MEETINGS

The next regular meeting was scheduled for March 10, 2020, 5:30 PM.

ADJOURN

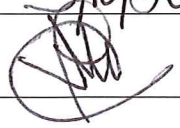



There being no further business, it was MOVED by Morgan, SECONDED by Searle

To Adjourn.

VOTED: 5, 0, 0.

The meeting was declared adjourned at 6:44 PM.

Respectfully Submitted,
Douglas Finn, Administrative Assistant

APPROVED by vote of Planning Board at a regular meeting, held on	
<u>3/10/20</u>	(Date of vote)
	Mascolo
	McCourt
	Morrison
	Morgan
	Searle
	Cisek (alternate)

Steering Committee Ballot

For each applicant, give a numeric rating based on your support of the applicant, as follows:

5 = Very strongly Support

4 = Strongly Support

3 = Moderately Support

2 = Support

1 = Somewhat support

<u>NAME</u>	<u>RATE</u>
Jeffrey Agnoli	3
Deanna Ahearn Laird	5
Jonathan Blum	5
Renee Clermont	2
Doug Cooper	5
Gail Croteau	3
Rosemarie Cunningham	2
Paula DeOliveira	5
John Dropick	5
Jack Ensor	3
Madeline Fisher	3
David Ignacio	2
Marcel Laflamme	2
Mike MacKenty	5
Leo McHugh	5
Juliet Mulinaire	2
Fred Roven	4
Robert Strayton	
Pia Webster	5

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<u>NAME</u>	<u>RATE</u>	
Jeffrey Agnoli		
Deanna Ahearn Laird	5	
Jonathan Blum		*
Renee Clermont		
Doug Cooper	5	
Gail Croteau		
Rosemarie Cunningham		✓
Paula DeOliveira		✓
John Dropick		
Jack Ensor	5	
Madeline Fisher		
David Ignacio	5	
Marcel Laflamme		✓
Mike MacKenty	4	✓
Leo McHugh	5	✓
Juliet Mulinaire	5	✓
Fred Roven	4	✓
Robert Strayton		
Pia Webster	2	

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NAME	RATE	
Jeffrey Agnoli		- guidance counselor
Deanna Ahearn Laird	4	- nurse
Jonathan Blum		- Bad Martha
Renee Clermont		
Doug Cooper	5	- engineer
Gail Croteau		-
Rosemarie Cunningham		-
Paula DeOliveira	5	- registry of deeds
★ John Dropick	5	- attorney - Chappy
Jack Ensor		- business consultant
Madeline Fisher		- real estate
David Ignacio	5	-
Marcel Laflamme		-
Mike MacKenty		- manufacturing
Leo McHugh		- builder
Juliet Mulinaire	5	
Fred Roven		-
Robert Strayton		
Pia Webster	4	- wastewater

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<u>NAME</u>	<u>RATE</u>
Jeffrey Agnoli	<input checked="" type="checkbox"/>
Deanna Ahearn Laird	<input type="checkbox"/>
Jonathan Blum	<input type="checkbox"/>
Renee Clermont	<input checked="" type="checkbox"/>
Doug Cooper	<input checked="" type="checkbox"/>
Gail Croteau	<input checked="" type="checkbox"/>
Rosemarie Cunningham	<input type="checkbox"/>
Paula DeOliveira	<input checked="" type="checkbox"/>
John Dropick	<input checked="" type="checkbox"/>
Jack Ensor	<input type="checkbox"/>
Madeline Fisher	<input checked="" type="checkbox"/>
David Ignacio	<input type="checkbox"/>
Marcel Laflamme	<input type="checkbox"/>
Mike MacKenty	<input checked="" type="checkbox"/>
Leo McHugh	<input type="checkbox"/>
Juliet Mulinaire	<input checked="" type="checkbox"/>
Fred Roven	<input type="checkbox"/>
Robert Strayton	<input type="checkbox"/>
Pia Webster	<input type="checkbox"/>

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<u>NAME</u>	<u>RATE</u>
Jeffrey Agnoli	✓
Deanna Ahearn Laird	✓
Jonathan Blum	✓
Renee Clermont	
Doug Cooper	✓
Gail Croteau	
Rosemarie Cunningham	
Paula DeOliveira	✓
John Dropick	✓
Jack Ensor	✓
Madeline Fisher	✓
David Ignacio	
Marcel Laflamme	
Mike MacKenty	
Leo McHugh	✓
Juliet Mulinaire	✓
Fred Roven	
Robert Strayton	
Pia Webster	

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