

Edgartown Planning Board Minutes

Tuesday, August 4, 2020

A regular meeting of the Edgartown Planning Board was scheduled for Tuesday, August 4, 2020, at 5:30 PM. Pursuant to the Governor's order of March 10, 2020, and Chapter 53 of the Acts of 2020, the meeting was conducted with 100% remote participation for all members, applicants, and the public.

The meeting was audio and video recorded, with attendees participating by video conference.

All supporting materials that had been provided to the members of this body were available on a publicly accessible internet website. Any member of the public was 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 would be noted.

SITE VISIT

The Board conducted a site visit to Mill Hill Road. In attendance: all board members. Also in attendance: Town Administrator James Hagerty, Police Chief Bruce McNamee, Highway Superintendent Allen DeBettencourt, Water Superintendent Bill Chapman, Doug Hoehn and Ken Abbott (from SBH, Inc.), and others.

Mr. Abbott and Mr. Hoehn reviewed the recently completed paper site plan of Mill Hill Road, and noted physical features of the road as shown on the plan.

There was no deliberation or conduct of business.

CALL TO ORDER

The public meeting was called to order by Mr. McCourt at 5:30 PM. Roll Call:

MASCOLO: PRESENT	MCCOURT: PRESENT
MORGAN: PRSENT	MORRISON: PRESENT
SEARLE: PRESENT	CISEK: PRESENT

Mr. McCourt declared a quorum was present.

SCHEDULED BUSINESS

5:30 PM - PUBLIC HEARING – SP (Coastal District): Sarah Kernochan & James Lapine, 6 Golf Club Rd (13-13.1)

In accordance with MGL Chapter 40A, Section 10, the Edgartown Planning Board scheduled a public hearing on Tuesday, August 4, 2020 at 5:33 PM, at the request of Reid Silva, Vineyard Land Surveying and Engineering, on behalf of Sarah Kernochan & James Lapine to alter and/or expand an existing, conforming guest house/garage; total livable area will be 893 square feet.

The application was made in accordance with Section 5.1 of the Edgartown Zoning Bylaw. The property is located at 6 Golf Club Rd, Assr. Pcl. 13-13.1. Copies of the application are available in the Planning Office for public review.

Present for the applicant: Reid Silva, reid@vlse.org

Mr. McCourt opened the public hearing at 5:34 PM.

Presentation / Findings

A site plan which proposes a single-story addition to an existing guest house, expanding the livable area of the structure to 893 square feet.

A kitchen area on the second story would be moved to the first floor.

A first floor dining area is proposed.

The proposed addition would have a footprint of 16’-6” x 22’6”

The building is on the outer fringe of the coastal zone buffer area.

The project has a negative determination from the Conservation Commission.

Existing floorplans and elevations were presented (see project file).

Proposed floorplans and elevations were presented.

A new doorway from the addition to the stairwell will be added. A new exterior entrance to the livable space will be added.

The height of the proposed structure will not exceed 26 feet.

There being no further information, Mr. McCourt closed the public hearing at 5:42 PM.

Deliberation / Decision

Mr. Mascolo had no comments, stating that application appears to meet the requirements of the zoning bylaw.

Mr. Morgan agreed.

Mr. Cisek agreed.

Ms. Morrison agreed.

Mr. Searle agreed.

It was MOVED by Morgan SECONDED by Searle

To approve the project as presented, with standard conditions for construction projects.

VOTED:

MASCOLO: YEA MCCOURT: YEA

MORGAN: YEA MORRISON: YEA

SEARLE: YEA CISEK: YEA

(5, 0, 0.) (5:44 PM)

5:45 PM - PUBLIC HEARING (cont’d from Jul 7, 21): SP(Coastal District): The Ronald L. Sargent Revocable Trust, 44 Green Hollow Road (29-134)

The Planning Board continued a public hearing from July 21, in regard to an a proposal to demolish an existing garage with detached bedroom and construct a guest house; further, to demolish an existing dwelling, replacing it with a new single family dwelling. All new structures will be in compliance with property line setbacks and the height limit of the Coastal District. The project locus is 44 Green Hollow Road, Assessors Parcel 29-134.

Present for the Applicant: George Sourati; Architect: Patrick Ahearn

Presentation:

An updated Site Plan, dated August 3, 2020, was received.

A circular stone driveway area has been created to allow for deliveries to the site without requiring delivery drivers to back up. - CONDITION

The house and garage is shifted about 17 feet to the east.

The house is about 122' from the shore zone.

Setback limitations continue to be met.

A four-foot vegetative strip will be constructed on the Sargent property, to provide screening between Sargents and Reilys. – CONDITION

Mr. Sourati does not believe the changes require Conservation Commission approval.

The house and garage remain inland of the location of the existing structure.

A pool may be proposed in the future, but is not of this part of the application.

Mr. Bo Reily noted that he supports the proposed changes, and has no further issues with the proposal as modified.

Mr. David Brush noted that a balcony proposed for a second story bedroom, overlooking his front yard, was to be removed. Mr. Ahearn noted that the plans have been revised to remove that. – CONDITION

The distance between the circular drive and the driveway to 40 Green Hollow Road is about five feet. Mr. Ahearn stated that a landscape buffer would be added to visually screen the circular driveway from Mr. Brush's right-of-way. - CONDITION

Mr. Finn made note of letters received regarding the project, including from Mr. Reily, in support of the project.

Mr. Reily asked about whether summer construction would be allowed. Mr. Finn noted that Standard Conditions for special permits prohibits construction between June 15 and September 15.

Mr. George Brush (for the Reilys) requested that the improved driveway layout and four-foot vegetative buffer be set as conditions for approval. Agreed.

There being no further information presented, the chairman closed the public hearing at 5:55 PM.

Deliberation / Decision:

Mr. Mascolo: No comments.

Mr. Morgan: No comments.

Mr. Cisek: No comments.

Ms. Morrison: No comments.

Mr. Searle: No comments.

It was MOVED by Morgan SECONDED by Searle

To approve the project as presented and modified, with standard conditions for special permits, and other conditions as noted in the findings.

VOTED:

MASCOLO: YEA

MCCOURT: YEA

MORGAN: YEA

MORRISON: YEA

SEARLE: YEA

CISEK: YEA

(5:59 PM)

6:00 PM - Discussion – Mill Hill Road Survey

Mr. McCourt opened a discussion related to the recently completed Mill Hill Road survey. Mr. McCourt noted that the proceeding was not a public hearing, but noted that public comment would be permitted and welcomed.

Present: Doug Hoehn (SBH, Inc.), Ken Abott (SBH, Inc.)

Discussion

Mr. McCourt asked if there was a ‘roadmap’ to the overall process of improving the road for the board to follow. Mr. Finn noted that the Board has no authority to direct an improvement of the road, or to widen it, but can make suggestions or recommendations to the Highway Superintendent, or the Edgartown Board of Selectmen.

There was extensive discussion regard the current condition of the road, the way as laid out on a plan as developed by Ken Abbott for Schofield Barbini and Hoehn (see project file), current issues and concerns as presented by residents of the road, and potential options for resolution.

The board determined that a public hearing would be scheduled for September 1, 2020, and requested Mr. Finn to provide written notice to all residents of Mill Hill Road, Mill Hill Extension and Alyssa Lane.

6:30 PM – Discussion – Review of DRI Checklist proposed revisions

Mr. McCourt noted that there would be a public hearing related to the proposed revisions to the DRI Checklist, and suggested review of the proposed changes.

Mr. Mascolo expressed concern that the proposed changes constituted an overreach by the MV Commission and that the proposed changes should be opposed as a whole.

After some discussion, Mr. Finn was directed to work with Kim Laird (Oak Bluffs Planning Board coordinator), Ewell Hopkins (Oak Bluffs Planning Board Chair) and Mr. McCourt to draft a letter to the Commission expressing the concerns and recommendations of the Oak Bluffs and Edgartown Planning Boards.

Further, the board agreed to meet on August 11, 2020, at 5:30 PM, to review and approve the letter. Mr. Finn was directed also to invite planning board members from other island towns to attend, and offer input and opinion.

ADMINISTRATIVE

Reports on previous topics:

Triangle Condominium Parking Area

Mr. Finn noted that a letter was sent to all owners of units in the Triangle Condominium Association, requesting action be taken to address the condition of the parking lot. The Town Administrator, Highway Superintendent, Police and Fire Chiefs were copied on the letter.

Stop and Shop Tree Removal

Mr. Finn noted that he had received an updated plan for the landscaping from Renee Codega, VHB. The Stop & Shop is still in the process of negotiation with the state in regard to the curb cut, and the landscaping, and the overall permit is (apparently) still under appeal.

The landscaping plan has been forwarded to Renee Clermont (Edgartown Beautification Committee) for review and feedback.

Post Office Square – Parking Lot Striping

Mr. Finn noted that he wrote a letter to the MVC, requesting their input and feedback regarding the condition of the Post Office Square parking lot, as set by the Special Permit conditions from the “Edgartown Lofts” project from 2014.

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

No further business was presented.

ADJOURN

There being no further business, it was MOVED by Mascolo, SECONDED by Morrison
To Adjourn.

MASCOLO: YES
MORGAN: YES

ROLL CALL VOTE
MCCOURT: YES
MORRISON: YES
SEARLE: YES
(5, 0, 0)

The meeting was declared adjourned at 7:18 PM.

A true record. Attest,

Douglas Finn, Assistant
Edgartown Planning Board