

Edgartown Planning Board Minutes

Tuesday, February 12, 2019

A regular meeting of the Edgartown Planning Board was scheduled for Tuesday, February 12, 2019, at 5:30 PM at the Edgartown Town Hall, 70 Main Street, Edgartown, Massachusetts.

CALL TO ORDER

The meeting was called to order at 5:30 PM.

Call of Roll:

Present: Sam Sherman, Fred Mascolo, Michael McCourt, Scott Morgan, Lucy Morrison, James Cisek (Planning Board Alternate).

Also Present:

Douglas Finn, Planning Board Assistant;

A quorum was declared. The board reserved the right to address unscheduled agenda items out of order as needed, or for the convenience of the applicants.

SITE VISITS

No site visits were scheduled.

SCHEDULED BUSINESS

5:30 PM PUBLIC HEARING (continued from January 29, 2019): Definitive Subdivision Plan, 87 West Tisbury Road (20C-110)

The board resumed a public hearing in regard to a proposal for a definitive subdivision plan, proposing to divide a single existing lot into three conforming lots, served by a private way off of West Tisbury Road.

Present for the Applicant: Kara Shemeth, SBH, Inc.

Mr. Sherman declared the public hearing resumed at 5:32PM.

Public Hearing

Ms. Shemeth spoke about the email correspondence that was delivered:

- Town water and sewer is available for connection at all sites.
- The 'hammerhead' design was discussed. Ms. Shemeth spoke about a modification to the plan, using easements to provide extensions to the hammerhead, allowing for more room for larger fire trucks to turn around.
- The topography survey has been done. It has not yet been overlaid into the plan.

Mr. Jim Ahearn asked to confirm the width of the roadway layout. The layout is required to be 30-feet, with the proposal only allowing 20 feet.

Mr. Ahearn also asked about 'reversing the setbacks'. There was some discussion about whether the Planning Board has the authority to waive setback regulations in this case. There was some discussion related to using building envelopes to required greater rear-lot separation.

Mr. Sherman asked for comment from the board.

Mr. Morgan: I have a problem with the density, and the setbacks. I would prefer a plan that lists two lots instead of three.

Mr. McCourt: There is a lot going on in this very narrow lot. I would be much happier with a two-lot proposal.

Ms. Morrison: Why aren't the owners here? The intentions of the owners in their development of the lot would weigh in on my deliberations.

Mr. Mascolo: I have it on good authority that this is for the family, not to develop and resell.

Ms. Morrison: When would construction start? Ms. Shemeth: Likely within a year, or the following year.

Mr. Sherman: How far is the Ahearn house from the lot line? Roughly 50 feet.

Mr. Josh Levy questioned whether this was truly for providing family housing.

Mr. Mascolo: Personally, I'd like to leave this as one lot. But the owners do have the right to take advantage of this option, and we have to respect their intention and consider their request.

There was some discussion related to the use of easements to partially meet the criteria outlined in the subdivision regulations.

Mr. Mascolo: Based on the density established for the district, this proposal does meet the criteria.

Mr. Levy: But only if the various relief they are asking for is granted, correct?

Ms. Shemeth: Regarding the hammerhead turnaround, the incorporation of the easement helps the proposal to meet the intent of the regulation.

There was discussion about the use of the easement to meet the road width requirements.

Mr. Mascolo discussed the zoning density requirements in the R5, the potential for development on the lot, and the manner by which the plan fits into the zoning regulations. Mr. Mascolo spoke about various ways to provide screening along property lines.

There was some discussion related to details of the proposal, the 'fit' of the proposal to the immediate area, and the role of the Planning Board in adjudicating the proposal.

Mr. Morgan: As abutters, how would you feel about a two-lot division?

Mr. Levy: We would appreciate less lots, even if it would result in more dwellings, as it would still be less people in those spaces.

There was some discussion related to the limitations of guest houses, and anecdotal discussion about other similar scale of development elsewhere in town.

Mr. Sherman: I think the board is generally concerned with the density of this development as proposed.

Mr. Sherman asked Ms. Shemeth if a conversation with the applicant could broach the topic of two lots instead of three, and modified building envelopes to allow for more privacy for abutters.

Ms. Shemeth: I understand the concern about density. I doubt that the building envelope restrictions as well as a reduction in the number of lots would be acceptable to the applicants.

Ms. Shemeth felt that conversations about screening along lot lines might be productive.

Mr. Mascolo: I do understand the concerns about density having a direct impact on the quality of life of abutting neighbors. With any area that is growing, the zoning is supposed to regulate growth.

Ms. Athearn: We do appreciate your understanding our point of view.

Mr. Sherman asked the board's pleasure.

Mr. Morgan suggested a continuance to allow the applicants to consider the board's concerns, and engage in conversation with the neighbors to resolve differences.

Mr. Sherman suggested to Ms. Shemeth that the applicants consider rear-lot-line screening, building envelopes, and potentially developing two lots instead of three. The applicants were also encouraged to complete the drainage plan, and communicate changes to the proposal with their neighbors.

It was MOVED by Morgan, SECONDED by Mascolo

To continue the public hearing to March 19, 2019, 5:30 PM.

VOTED: 5, 0, 0.

OTHER BUSINESS

Curb Cut – 29, 31 Pierce Lane – Paul Pirtle

An application for a curb-cut was received from Paul Pirtle, on behalf of Jeff Carboold and Hale Realty, owners of 29 and 31 Pierce Lane. Mr. Pirtle was present to speak to the application.

The proposal is to use a single 'cut' onto the way to serve two driveways. An existing cut will be shifted, and a second added to serve the second lot.

The application and site plan were reviewed.

It was MOVED by Mascolo SECONED by Morrison

To approve the curb-cut plan as proposed.

VOTED: 5, 0, 0.

Appointment to Harbor Planning Group

Mr. Finn stated that he had been asked if an appointment had been made by the Planning Board as its representative to the Harbor Planning Group. The previous appointment (as recent as 2017) had been Georgiana Greenough.

It was MOVED by Sherman SECONDED by McCourt

To appoint Scott Morgan as the Planning Board representative to the Harbor Planning Group.

VOTED: 5, 0, 0.

Mr. Finn reminded the board that the CPTC conference was coming up in March, and that funding to send members to the conference was in the budget. A list of sessions was made available for members interested in attending.

ITEMS FOR REVIEW OR SIGNATURE

Minutes from January 29, 2019

Minutes from January 29, 2019 were distributed.

It was MOVED by McCourt SECONDED Morrison

To approve the minutes as amended.

VOTED: 5, 0, 0.

Minutes from February 5, 2019

Minutes from February 5, 2019 were distributed.

SCHEDULE OF UPCOMING MEETINGS

The following meetings were tentatively scheduled:
March 5, March 19, April 2, April 16

Mr. Finn advised that the CPTC annual conference would be on Saturday, March 16, 2019, Worcester. Mr. Finn stated that funding was available in the department budget, should members wish to attend, and asked if there was interest.

ADJOURN

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




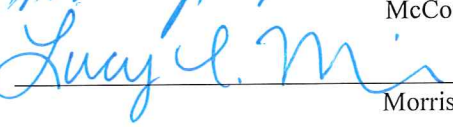


To Adjourn.

VOTED: 5, 0, 0.

The meeting was declared adjourned at 6:32 PM

Respectfully submitted,

Douglas Finn,
Administrative Assistant

APPROVED by vote of Planning Board at a regular meeting, held on	
04.02.19	(Date of vote)
	Sherman (chair)
	Mascolo
	McCourt
	Morrison
	Morgan
	Cisek (alternate)