



EDGARTOWN PLANNING BOARD NOTICE OF PUBLIC MEETING / AGENDA

Tuesday, November 12, 2019 at 5:30 PM
Edgartown Town Offices, 70 Main Street

Edgartown, Mass
Town Clerk's Office
NOV 7, 2019
Rec'd for Record
AT 10 H/SM AW

SITE VISITS

SCHEDULED BUSINESS

5:30 PM: PUBLIC HEARING: SP – 1,250 SQ FT GUEST HOUSE IN R-20 / COASTAL (INLAND) – MANUS, 81 PLANTINGFIELD WAY (20B-4.111)

Applicant proposes demolish a garage with two detached bedrooms, and construct a 1,250+/- square foot guest house in the R-20 District, and in the Inland Zone of the Coastal Overlay District.

5:45 PM: PUBLIC HEARING: EDGARTOWN / VINEYARD HAVEN ROAD REDESIGN

The Planning Board is seeking public commentary on a proposal for a redesign of a section of Edgartown Vineyard Haven Road between Hamblen Way and Mariners Way. Public input is requested and welcome.

SCOPE OF WORK: "THE TOWN" RESTAURANT, 227 UPPER MAIN STREET

Owner proposes a flexible / removable vestibule to enclose existing west entrance door and porch. Planning Board to review proposal.

6:15 PM – PRESENTATION / DISCUSSION -- ADAM TURNER, MV COMMISSION

ADMINISTRATIVE

**PROPOSAL: AMEND / MODIFY ACCESSORY STRUCTURES REGULATIONS
REVIEW AND APPROVE MINUTES**

October 29, 2019

OTHER CRITICAL BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

SCHEDULE OF UPCOMING MEETINGS

DEC. 3, DEC 17.

LINK TO MEETING MATERIALS
<http://bit.ly/EdgartownPlanning>



Edgartown Planning Board Minutes

Tuesday, November 12, 2019

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

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

ABSENT: Scott Morgan

CALL TO ORDER

The meeting was called to order at 5:46 PM, and a quorum was declared.

No site visits were scheduled.

SCHEDULED BUSINESS

5:30 PM: PUBLIC HEARING: SP – 1,250 SQ FT GUEST HOUSE IN R-20 / COASTAL (INLAND) – MANUS, 81 PLANTINGFIELD WAY (20B-4.111)

In accordance with MGL Chapter 40A, Section 10, the Edgartown Planning Board scheduled a public hearing in the Town Hall, Main Street, on Tuesday, November 12, 2019 at 5:30 PM, on the request of George Sourati, Sourati Engineering Group, LLC, on behalf of 81 PFW Realty Trust, Owner, to demolish a garage with two detached bedrooms, and construct a 1,250+/- square foot guest house in the R-20 District, and in the Inland Zone of the Coastal Overlay District.

This application was made in accordance with Sections 2.1.A.6 and 2.2.B.12 of the Edgartown Zoning Bylaw. The property is located at 81 Plantingfield Way, Assr. Pcl. 20B-4.111. Copies of the application are available in the Planning Office for public review.

Present for the applicant: Mr. George Sourati, Sourati Engineering

The Chair opened the public hearing at 5:47 PM.

Mr. Sourati presented the project, which proposes to demolish a garage with two detached bedrooms, and construct a 1,250+/- square foot guest house in the R-20 District, and in the Inland Zone of the Coastal Overlay District. The owners are currently remodeling the main house.

The existing garage is 22' x 26'; the proposed guest house will be 24' x 30'. Both are two stories. The new guest house will be about 26' high.

The proposed structure will not be rented, but will be reserved for occasional family use.

Abutting neighbors have expressed their support.

There was some discussion about the existing garage / detached bedroom. It was noted that the lot appears to be significantly wooded; the applicant will endeavor to preserve as many old growth trees as possible.

The applicants had originally considered a larger structure, but would be satisfied with 1,250 square feet.

Mr. Finn read into the record portions of a Letter from Stuart and Mary Lollis, 83 Plantingfield Way, dated November 2, 2019:

To: Members of the Edgartown Planning Board

We are writing in regard to the above referenced application to demolish an existing garage with two detached bedrooms and replace it with a 1250 sf guest house. Our property, Assr. Pcl. 20B-4.21, directly abuts the subject property (i.e. next door).

We have seen the plans for the guest house. The design is attractive and is certainly "in keeping" with the architectural character of the neighborhood. A few years ago we requested and received your approval to convert our garage into a 1176 sf guest house.

*We are very supportive of this application and hope that you will give it your approval.
Stuart and Mary Lollis*

(Copy of letter is included in project file.)

Mr. Finn also read into the record a letter from Joe Amato, 75 Planting Field Way:

Hi George, as neighbors to Josh and Sarah Greenhill's property on Planting Field Way (Our house is 75 Planting Field Way, which we have owned for 10 years), we are supportive of their variance request for their guest house. We've known the Greenhill's for some time now and they have been terrific neighbors with great respect for the island. Please let me know if there is anything else Lisa or I can do. Best regards, Joe Amato.

(Copy of letter is included in project file.)

It was MOVED by McCourt, SECONDED by Morrison

To close the public hearing.

VOTED: 5, 0, 0. (5:57)

Deliberation

Mr. Searle stated that he felt that the structure was too large for the lot. Mr. Mascolo stated that the board had approved similar sized guest houses in the past, and in the same area.

Ms. Morrison expressed support, stating that the project is in keeping with the requirements in the zoning bylaw.

Mr. McCourt expressed support, stating that similar projects had been approved.

Mr. Cisek expressed some concerns, but stated that if the neighbors were not opposed to the project, that he could support it as well.

Mr. Searle: will there be a swimming pool installed? Mr. Sourati: I'm not aware of any plans for same.

It was MOVED by McCourt, SECONDED by Morrison:

To approve the application with standard conditions for construction projects, 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.*

- *Applicant shall preserve the existing old-growth trees, and existing natural screening to the greatest extent possible.*

VOTED: 5, 0, 0.

5:45 PM: PUBLIC HEARING: EDGARTOWN / VINEYARD HAVEN ROAD REDESIGN

In cooperation with the Martha's Vineyard Commission, the Edgartown Planning Board held a public hearing in the Town Hall, Main Street, on Tuesday, November 12, 2019 at 5:45 PM, to receive comment on a 25% Preliminary Plan and Cost Estimate for proposed improvements to Edgartown-Vineyard Haven Road between Hamblin Way and Mariner's Way. Project goals include storm water drainage improvements, establishing a six- to eight-foot buffer between the roadway and the Shared Use Path, maintaining the existing travel width, establishment of formal bus pull-offs on both lanes, and a potential shift to the travel lanes as necessary.

Plans and specifications were made available for public inspection during regular business hours in Planning Board offices, Town Hall, 70 Main Street, as well as on the Town Website. Questions and comments in writing were encouraged and welcomed.

The public hearing was opened at 6:04 PM.

Present: Dan Doyle, MV Commission; Adam Turner, MV Commission; Keri Pyke, P.E., PTOE, Howard Stein Hudson.

Mr. Doyle spoke briefly about the funding for the project, and some of the history of the development of the idea. Mr. Doyle also introduced Ms. Pyke, who made a presentation on the proposed project.

Ms. Pyke: The roadway needs some drainage improvements, with ponding and other issues currently noted. A wider buffer between the SUP and the road is being explored, as is increased length bus stop.

Accessibility improvements are also proposed.

The area of work as proposed is Edg/VH road from Hamblin Way to Mariner's Way. A cross-section of the typical roadway was presented for review. A 10-foot SUP for much of the area is proposed.

A cross section of the road at a typical bus stop was reviewed, with the buffer between the SUP and the road paved for purposes of accessibility to and from a bus. The shared use path would be reduced to eight feet in width, with a longer pull-off area to accommodate buses, getting them out of the travel lane.

Mr. Searle: Drainage improvements would be included in this project? Ms. Pyke: Yes.

Mr. McCourt: how will these improvements blend into what exists there now? Ms. Pyke: The roadway and SUP will taper back down to current conditions at each end of the work area.

Mr. McCourt: One of the problems in town is parking. The Dark Woods municipal parking lot is underused; it would be nice if this project could include signage and better wayfinding for that lot.

There was some discussion related to the cost of the project, the options of expanding the scope of work, the potential for future improvement of more of the area.

Mr. Mascolo spoke about the potential benefits that would come with better utilization of the public parking areas. There was general discussion related to the current use of the lot. Mr. James Hagerty (Town Administrator) talked about potential options for better policing of the lot, and strategies to improve the lot's visibility. Mr. McCourt spoke about his concerns as a local businessman related to parking. Ongoing discussion related to parking continued.

Mr. Searle: When stop and shop expands, will there be money available to redo the stretch of the upper main street?

Mr. Adam Turner (MV Commission) stated that, based on previous studies, a third (turning) lane adjacent to Stop and Shop would not improve factors. Commenting on the Edgartown-Vineyard Haven Road project, Mr. Turner stated that the current project was driven primarily by the Commission, as a means to explore ideas productively.

Mr. Finn asked who would be the authorizing agent for the project.

Mr. Hagerty stated that the road is a town road; therefore, final authorization for the project must come from the town. Mr. Hagerty also noted that concerns about funding sources, and overall costs to the town might

determine whether the town approves the project.

There was some discussion related to the scope of the project, alleviation of flooding, improvement of infrastructure, and costs for improvement.

There was some discussion related to funding. Mr. Turner stated that the Commission has about \$800k per year in state funds that can be applied to town projects; if the town wished to pursue the project, some funds might be 'found' by the commission to partially support it.

There was some discussion related to the condition of the road in the area of the "triangle".

Ms. Pyke reviewed the bounds between the proposed improvements and the existing road; there was some discussion related to the interface between the two.

Mr. Mascolo asked for public comment.

Mr. Ben Hall spoke about his concern that the road bed was not being increased in height, citing concerns with sea-level rise, climate change concerns, and the potential for flooding. Some discussion related to the history of the area, including an increase in the height of the road-bed on Beach Road.

Ms. Pyke stated that increases in road-bed height would significantly increase the cost of the project.

There was some discussion related to the potential for sea-level rise, and how some predictive models of same could affect project planning.

Mr. Allan deBettencourt, Edgartown Highway Superintendent, was asked for comment. Mr. deBettencourt noted that in his review of the proposal, sea-level rise had not been taken into consideration. There was further general discussion related to the potential for sea-level rise, the potential impacts on this and other municipal projects, and anecdotal information related to historical flooding and potential future flooding.

There was some discussion about the potential use for a 'right of way' that crosses between Beach Road and Edgartown Vineyard Haven Road.

Mr. Finn asked about the next steps. Mr. Doyle stated that additional survey work would proceed, which would inform the next stage of designs. Those designs would be reviewed by Town agents as the design proceeded.

Mr. Doyle and Ms. Pyke was thanked for their time.

VTA Project – Church Street.

Mr. Hagerty updated the board on the project to install charging stations on Church Street:

The Board of Selectmen and Energy Committee have expressed a positive response to the overall project; planning has been ongoing for about a year. The project is not expected to cost the town any money; there have been concerns raised related to the modification to Town infrastructure which would be required to complete the project; Mr. Hagerty noted that the project calls for the entire area to be improved; the proposed improvements would likely be reviewed by the Town's Beautification Committee, Historic District Commission, and other Town boards. Mr. Hagerty suggested that a presentation by the VTA might be a good way for the Planning Board to receive an update on the project, including a review of the decision making process related to the matter.

Mr. Hall said that, in his opinion, inductive charge stations could affect individuals with pace-makers.

Mr. Finn was directed to contact Angela Grant, Executive Director of the Vineyard Transit Authority, and invite her to attend a future meeting to present the project, including the history of the project development.

6:15 PM – PRESENTATION / DISCUSSION -- ADAM TURNER, MV COMMISSION

Mr. Adam Turner, Executive Director of the Martha's Vineyard Commission provided the board with an update on various topics, the scheduling and procedural progress of recent projects, new and ongoing MV Commission initiatives, and other information. Past projects were noted.

There was some discussion related to the procedures that were undertaken related to the Meetinghouse Way project; Mr. Turner noted that the public hearing may be reopened in order to completely consider all input. Mr. Turner suggested that year-round housing is a concern, as is energy usage of any given development.

Mr. Turner invited the board to provide input to the Commission at any time, and would welcome input from

the board in regard to the project.

Mr. Turner also spoke to the Board's concerns with the proposed changes to the DRI Checklist. There was some discussion related to those concerns. Mr. Turner advised that the DRI Committee intends to meet with the Planning Board to discuss the proposed changes, and to hear the concerns of the board.

Mr. Turner was complimented on his leadership at the MV Commission, and credited with a significant improvement in communication between the Town and the Commission.

Mr. Turner hoped to positively conclude the DRI Checklist revisions, as well as the Meetinghouse Way project, and thanked the board for their support and input going forward.

SCOPE OF WORK: "THE TOWN" RESTAURANT, 227 UPPER MAIN STREET

Mr. Finn noted that the owner of The Town restaurant has applied for a building permit to enclose their side (west) entrance with a flexible, removable wind and water screen, to be placed only during the winter, to help prevent wind and weather from intruding into the main dining area. Mr. Finn stated that the Building Inspector would like feedback from the Planning Board as to whether the proposal would be considered a "de minimis" addition to the existing use on the site, or whether a formal application to modify the Special Permit should be filed by the applicant. (Mr. Finn noted that, were that the case, the project should also by right be referred to the MV Commission as a discretionary referral).

Deliberation

It was generally agreed

That the work as proposed constitutes a 'de minimis' addition to the use on the site, and that no further review or approval by the Planning Board is necessary or requested, provided that the installation is temporary, that it will be removed in the Spring, and that does not constitute a permanent installation or change.

ADMINISTRATIVE

PROPOSAL: AMEND / MODIFY ACCESSORY STRUCTURES REGULATIONS

Mr. Finn spoke about potential for changes to the Zoning Bylaw that would allow for regulation of accessory structures in certain cases, and remove regulatory burdens in other cases.

Mr. Finn reiterated the Board's desire to 'reasonably regulate' structures of various sizes that were accessory to single family dwellings, and suggested that the size of a proposed accessory structure, rather than its use, might determine whether the structure is permitted, conditionally permitted, or not permitted.

Mr. Finn made a brief presentation related to the topic (a printout of the presentation is included with these minutes for review).

Ms. Reade Milne spoke in regard to the matter, stating that the direction seems to be a good direction in which to go.

Mr. Ben Hall suggested that variable dimensions should be based on lot size, and that larger lots should be allowed to have larger dwellings.

There was some discussion related to what types of uses are allowed by right (farms, churches, solar, etc.). Some suggestions were made: to take lot size into consideration; to consider different thresholds for different zoning districts.

The board generally agreed with the direction as proposed; Mr. Finn stated that he would continue to work with Reade Milne and others to refine the proposal.

Discussion

REVIEW AND APPROVE MINUTES

Minutes from October 29 were reviewed and approved.

OTHER BUSINESS

No other business was presented.

MEETING SCHEDULE

Meetings were tentatively scheduled for December 3, and December 17.

ADJOURN

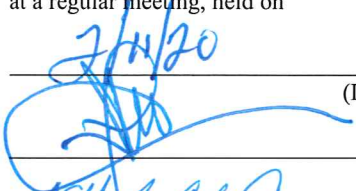


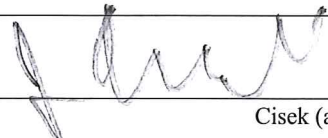
There being no further business, it was **MOVED** by Morrison, **SECONDED** by McCourt
To Adjourn.

VOTED: 5, 0, 0.

The meeting was declared adjourned at 7:53 PM.

Respectfully Submitted,

Douglas Finn,
Administrative Assistant

APPROVED by vote of Planning Board at a regular meeting, held on	
<u>2/11/20</u>	(Date of vote)
	Mascolo
	McCourt
	Morrison
_____	Morgan
_____	Searle
	Cisek (alternate)

PLANNING BOARD

PUBLIC MEETING SIGN-IN SHEET

MEETING DATE:

11/12/2019

Name (Please print legibly!)

Street Address

Agenda Item

Name (Please print legibly!)	Street Address	Agenda Item
Sarah Greenhill	81 Plantingfield way	81 PWF
ERIC RECTION	22 SUMMER ROAD WOBURN MA	81 PLANTINGFIELD WAY
Jacob Albert, architect	Boston MA	81 Plantingfield way
George Sorrah		81 P W
STUART LOLLIS	83 PLANTINGFIELD WAY	81 PFW
DAVID DOYLE	MVC	MVC - Edg th Rd redesign
KERI PYKE	HOWARD STEIN HUDSON BOSTON, MA	EDG-VH RD REDESIGN