



EDGARTOWN PLANNING BOARD NOTICE OF PUBLIC MEETING / AGENDA

Tuesday, December 3, 2019 at 5:30 PM
Edgartown Town Offices, 70 Main Street

Edgartown, Mass
Town Clerk's Office
NOV 27, 2019
Rec'd for Record
AT 1:07 PM

SITE VISITS

- 9:15 AM - 20 COW BAY ROAD (12-18.1)
- 9:45 AM - MV REFUSE DISTRICT – 750 WEST TISBURY ROAD (25-4)

CALL TO ORDER

SCHEDULED BUSINESS

- 5:30 PM ANR: GERRET CONOVER AND MARK MORRIS (60 13TH ST. NORTH, 11A-308)**
Combine 17 parcels, each about 2,985 feet; divide into two conforming parcels of 25,367.
Agent: Ken Abbott, SBH, Inc.
- 5:30 PM SP: MARTHA'S VINEYARD REFUSE DISTRICT – 750 WEST TISBURY ROAD (25-4)**
Restructuring of Traffic Flow. Clear area to separate residential users from commercial and heavy equipment operations. The project will allow the Refuse District to stay in compliance with MASS D.E.P. regulations of proper handling and sorting of waste ban materials. Don Hatch, Applicant.
- 5:50 PM SP: ROBBIE ROBINSON, WATERFRONT BUILDERS, INC. – 20 COW BAY ROAD (12-18.1)**
Applicant requests a special permit to exceed maximum height for structure as described in Coastal District regulations in order to add a cupola on a garage roof; structure will extend no more than 30 feet from mean grade. Agent: Robbie Robinson, Waterfront Builders, Inc.
- 6:10 PM VOTE TO PROCEED: 25% DESIGN OF EDGARTOWN-VINEYARD HAVEN ROAD**
MV Commission needs approval for the 25% design in order to continue the design and planning process for this project. Requested: final review of design, review of “taper” detail discussed at previous meeting, and vote to proceed.

ADMINISTRATIVE

- REVIEW / SIGN PAYROLL
- REVIEW / APPROVE MINUTES FROM NOVEMBER 26, 2019, DECEMBER 10, 2019

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

ADJOURN

LINK TO MEETING MATERIALS
<http://bit.ly/EPB-2019-1203>



Edgartown Planning Board Minutes

Tuesday, December 3, 2019

A regular meeting of the Edgartown Planning Board was scheduled for Tuesday, December 3, 2019, at 5:30 PM at the Edgartown Town Hall, Main Street, Edgartown.

PRESENT: Michael McCourt (Chair Pro Tem), Lucy Morrison, Scott Morgan, Glen Searle, James Cisek (Alternate)

ABSENT: Fred Mascolo

CALL TO ORDER

The meeting was called to order at 5:30 PM, and a quorum was declared.

In the absence of Mr. Mascolo, the Board agreed that Mr. McCourt would act as Chair Pro Temp.

SITE VISITS

The following site visits were scheduled:

- 9:15 AM - 20 COW BAY ROAD (12-18.1)
- 9:45 AM - MV REFUSE DISTRICT – 750 WEST TISBURY ROAD (25-4)

Due to inclement weather, the Site Visits were pre-empted.

SCHEDULED BUSINESS

5:30 PM ANR: GERRET CONOVER AND MARK MORRIS (60 13TH ST. NORTH, 11A-308)

Mr. Ken Abott (SBH, Inc.) presented a plan not believed to require approval under the subdivision control law, proposing to combine 17 parcels, each about 2,985 square feet, and then to create two conforming parcels of 25,367 square feet.

The Planning Board reviewed the Plan.

It was MOVED by Morrison, SECONDED by Searle

To approve the plan as a division of land not requiring approval under the subdivision control law, it showing a division of land where each lot has frontage on a way in existence, and each lot conforms to zoning dimensional requirements.

VOTED: 5, 0, 0.

5:30 PM SP: MARTHA'S VINEYARD REFUSE DISTRICT – 750 WEST TISBURY ROAD (25-4)

In accordance with MGL Chapter 40A, Section 10, the Edgartown Planning Board held a public hearing in the Town Hall, Main Street, on Tuesday, December 3, 2019 at 5:30 PM, on the request of Don Hatch, District Manager of the Martha's Vineyard Refuse, Disposal & Resource Recovery District for a special permit to restructure traffic flow at the facility, separating residential users from commercial and heavy equipment operations, and allowing the Refuse District to stay in compliance with MASS D.E.P. regulations of proper handling and sorting of waste materials.

This application was made in accordance with Sections 10.1.G.5 and 10.1.G.6 of the Edgartown Zoning Bylaw. The property is located at 750 West Tisbury Road, Assr. Pcl. 25-4. Copies of the application were made available in the Planning Office for public review.

The public notice was read.

Mr. McCourt noted that the MV Commission Decision was only received one day prior. Mr. McCourt also noted that Mr. Mascolo was unable to be present; by not participating in one session of the public hearing, Mr. Mascolo would be unable to vote on a final proposal. To that end, Mr. McCourt suggested that the public hearing be opened as required, but immediately continued, without public testimony or presentation, to a date certain. This would enable Mr. Mascolo to fully participate, and would allow the Planning Board to review

the findings of the MV Commission. After brief discussion related to this suggestion, Mr. McCourt opened the public hearing at 5:38 PM.

Without deliberation or presentation related to the application, it was MOVED by Morgan, SECONDED by Morrison

To continue the public hearing to December 17, 2019, at 5:30 PM.

VOTED: 5, 0, 0. (5:38 PM)

5:50 PM SP: ROBBIE ROBINSON, WATERFRONT BUILDERS, INC. – 20 COW BAY ROAD (12-18.1)

In accordance with MGL Chapter 40A, Section 10, the Edgartown Planning Board scheduled a public hearing in the Town Hall, Main Street, on Tuesday, December 3, 2019 at 5:50 PM, on the request of Robbie Robinson, Waterfront Builders, Inc., on behalf of Russell and Jennifer Dekker, Trs., Owner, a special permit to exceed maximum height for structure as described in Coastal District regulations in order to add a cupola on a garage roof; structure will extend no more than 30 feet from mean grade.

This application was made in accordance with Section 5.1.E.1 of the Edgartown Zoning Bylaw. The property is located at 20 Cow Bay Road, Assr. Pcl. 12-18.1. Copies of the application were made available in the Planning Office for public review.

The Chair opened the public hearing at 5:51 PM.

Presentation

Mr. Robbie Robinson (applicant) presented the proposal and answered questions.

No other members of the public were present.

It was MOVED by Morgan, SECONDED by Searle

To close the public hearing.

VOTED: 5, 0, 0.

The public hearing was closed at 5:58 PM.

Deliberation

Mr. Searle expressed no objection to the proposal, noting that the proposed cupola would be equal in height to the existing chimneys on the main house.

Mr. Cisek expressed no objection, stating that the proposal appears to be a minimal addition to the current structure.

Ms. Morrison stated that, while minimal, the proposal could set a precedent, and isn't architecturally required.

Mr. Morgan expressed no significant objection to the proposal, but concurred with Ms. Morrison's concerns.

Mr. McCourt expressed concerns with establishing a precedent as well.

Mr. Finn noted that, generally, as a quasi-judicial proceeding, consideration of Special Permit applications are (or should be) conducted without regard to previous similar decisions.

It was MOVED by Searle, Seconded by Cisek

To Approve the Application as presented.

VOTED: 5, 0, 0.

6:10 PM VOTE TO PROCEED: 25% DESIGN OF EDGARTOWN-VINEYARD HAVEN ROAD

Mr. Finn distributed a letter from Dan Doyle (MV Commission) requesting approval to proceed with the "25% design" related to the MV Commission Edgartown-Vineyard Haven Road rebuild. A detail drawing of the 'taper' end of the roadway was also distributed. Mr. Finn noted that Town Administrator James Hagerty did not consider the project a priority, or the present condition of the road to be an urgent concern. Mr. Finn stated that a number of more pressing capital projects will require the attention – and funding – in Edgartown.

Ms. Morrison noted that, prior to the redesign, the project was intended to be funded with TIP (Transportation

Improvement Program) money. The previous project (work on drainage projects only) was slated for 2023; however, given the redesign, the process of funding has been 'reset'. Optimal timelines might be able to place the project back into the 2023 schedule.

Ms. Morrison that, in her opinion, this project did not seem to be a good use of all-island TIP money.

Mr. Morgan agreed, noting that the road did not seem to be in poor shape, or in immediate need of rebuilding.

Mr. Morgan: there are other areas that need more attention than this one.

Other island roads in need of attention were discussed. The manner by which the project was developed was discussed. Other critical needs were discussed. The existing system of drainage in the locus area was discussed.

The redirection of the engineering grant funding was discussed. Other potential projects were discussed.

After some discussion, it was MOVED by Morgan, SECONDED by Searle

That the Planning Board does not concur with proceeding with the project.

VOTED: 4, 0, 1 (MORRISON).

Mr. McCourt suggested that the board determine what other projects might be suitable.

Mr. Finn was charged with:

- Determining what grant monies have been spent,
- How this project was prioritized for design
- What other uses the remaining grant funds might be appropriate, and
- What priorities Allan deBettencourt might list.

ADMINISTRATIVE

Mr. Finn provided an update on the work of the DRI Checklist Committee.

Mr. Finn also provided an update on the status of applicants for the proposed Master Plan Steering Committee.

Mr. Finn updated the board on the status of the Mill Hill Road survey project.

Mr. Finn noted that the CPC had included funding for the survey of Swimming Place Path in their request to be made at Town Meeting in April.

Mr. Finn distributed a handout describing "Accessory Structures" definitions, and requested that the Planning Board review before next regular meeting.

Mr. Finn noted that a Presentation and Discussion with Dr. Philip Duffy, Director of the Woods Hole Research Center, entitled the "Current State of the Climate Crisis", would be held on December 12, 2019, at 7 PM, at the Katharine Cornell Theater, 51 Spring Street, Vineyard Haven.

Mr. Finn also noted that a presentation entitled "100% Renewable MV" would be held at, would be held at the Oak Bluffs Library on Saturday, December 14, at 2:30 PM. This is part of an ongoing series called "Climate Solutions For The Vineyard", presented by Island Climate Action Network.

REVIEW AND APPROVE MINUTES

Minutes from November 12 were distributed for review.

OTHER BUSINESS

Mr. Finn requested direction in relation to a change in a building plan proposed for 18 Caleb's Pond Road, previously reviewed by the Planning Board, and granted a Special Permit on March 19, 2019. Mr. Finn noted that, due to fire and safety requirements, the Building Inspector has required the addition of a basement window well to the building in order to provide a second means of egress from a basement room. As this was not noted on the plan originally approved by the Planning Board, the Building Inspector has asked that the Planning Board review the proposal.

After discussion, it was MOVED by Morrison SECONDED by Searle

That the change to the plan as presented constituted a de minimis addition to the plan as

previously approved, and did warrant further review or action by the Planning Board.

VOTED: 5, 0, 0.

MEETING SCHEDULE

Meetings were tentatively scheduled for December 17.

ADJOURN

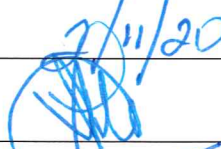

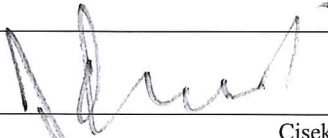
There being no further business, it was MOVED by Morgan, SECONDED by Searle
To Adjourn.

VOTED: 5, 0, 0.

The meeting was declared adjourned at 6:51 PM.

Respectfully Submitted,

Douglas Finn,
Administrative Assistant

APPROVED by vote of Planning Board at a regular meeting, held on	
<u>7/11/20</u>	(Date of vote)
	Maseolo
	McCourt
<u>Lucy L. Morrison</u>	Morrison
_____	Morgan
	Searle
_____	Cisek (alternate)

12/13/2019

MEETING DATE:

PUBLIC MEETING SIGN-IN SHEET

Name (Please print legibly!)

Street Address

Agenda Item

KEN ABBOTT	25 PILGRIM RD	13 th ST FORM A
Don Hatch	750 W Fishway Rd	MURRD
Kevin Selby-John Highway	27 Watcha Path	MURRD
JULIET MULINARE	4 TOWER LANE	MURRD / MASTER PLAN