

Edgartown Planning Board Minutes

Tuesday, March 6, 2018

A regular meeting of the Edgartown Planning Board was scheduled for Tuesday, March 6, 2018 at 5:30 PM at the Edgartown Town Hall, 70 Main Street, Edgartown, Massachusetts.

CALL TO ORDER

The meeting was called to order at 5:36 PM.

Call of Roll:

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

Also Present:

Georgiana Greenough, Planning Board Administrative Assistant.

Douglas Finn, Planning Board clerk

A quorum was declared.

SITE VISITS

The following site visits were scheduled:

- ~~9:30 AM Katama Airfield, 12 Mattakessett Way~~
- ~~9:45 AM Mackey, 20 Thaxter Ln~~
- ~~10:00 AM Boston Equity RE LLC, Meshacket & Division Rd (Henry's Path)~~
- ~~10:15 AM Bad Martha Farmer's Brewery, 270 Upper Main St~~
- 10:30 AM 3 Mariner's Way

Mr. Cisek, Mr. McCourt, Ms. Morrison, and Mr. Sherman were in attendance. No deliberation was conducted as part of any site visit.

BOARD BUSINESS

5:30 PM AT&T Modification (Admin Rev under 6409 legislation) 59 North St Tower (29A-96) Equipment replacement & repairs (6409). (Agent, Ed Pare)

The board considered an application for administrative review from AT&T for repairs and/or modification to a cellular facility at 59 North Street.

Present for the applicant: Ed Pare.

Mr. Pare described the location, and the current status of the equipment. Mr. Pare described the work to be performed as an exchange of six, antennas with similar, and replacement of some supporting equipment.

The existing array consists of 12 antennas on four support arms. No additional antennas are proposed to be added.

Small equipment boxes will be mounted behind the antennas on the tower. No tower height change is anticipated. No façade changes are expected. The work to be performed meets structural specifications of the tower.

McCourt: Are the replacement antennas the same size as the existing equipment? Answer: yes.

Mascolo: What is the benefit of it? Answer: New technology; this equipment will help to provide for 5G capacity.

Question: Will there be an increase in capacity? A decrease in latency? Answer: likely, yes. The range is not expected to change. Additional frequency capability is expected.

Sherman: Reasons for the added structural support? Answer: The required equipment will add additional weight, and required additional structural support. Exterior pipe mounts will not change.

Some of the equipment will be moved into the shelter at the base of the tower.

No changes are expected to the shelter below.

There being no further public comment, the hearing was closed at 5:43 PM.

Mr. Morgan stated that the care of the site has been commendable.

It was MOVED by Mascolo, SECONDED by McCourt

To approve the work as proposed, with standard conditions.

VOTED: 5, 0, 0.

5:40 PM Form A: Boston Equity RE, LLC. (formerly ADEC Meeting House Way) (37-46) Divide 8.5 acres into 5 parcels of various sizes from 1.34 – 1.91 acres. Also note the definitive line for parcel 28-240 (.82 acres) transferred from ADEC to MV Estates Inc.

The board considered a Plan Believed not to Require Planning Board Approval (Form A) submitted by Doug Hoehn, Schofield, Barbini and Hoehn, Inc., on behalf of Boston Equity Real Estate, LLC.

Present for the Applicant: Doug Hoehn.

Mr. Hoehn distributed updated plans, and described the proposal. An eight+/- acre off of Division Road is proposed to be divided into five lots. A shared driveway will serve most, if not all lots. Town water and sewer will be provided to each lot.

The principal lot bounds ‘Division Road’, described by the applicant as a private driveway to which the property owner has deeded access rights.

Question: Will there be improvement on Division Road? Answer: the responsibility is up to the individual property owners.

Question to the board: How do you feel about shared driveways?

The general response: It's better than five separate curb cuts.

Question: Where would the 'common driveway' be on the plan? Answer: there is not a specific plan at this time.

Ms. Greenough asked as to whether the property would not be better described by a subdivision plan (Form C).

Ms. Morrison stated that a Form A that creates more than three lots is mandated as a referral to the MV Commission with concurrence.

There was discussion about the adequacy of Division Road as a public way, the establishment of easements for utilities, AND the establishment of a maintenance agreement for Division Road.

Water and sewer lines will be placed on Division Road, to serve the proposed lots. Approvals for the connections have been received from the Town's water and wastewater department.

Mr. Mascolo described that the plan is 'good for the town, providing additional income.'

Mr. McCourt stated that 'in a perfect world', the plan would include layout of access roads, as well as other documentation related to conditions.

Mr. Cisek stated that he had no problem for the plan.

Mr. Mascolo stated that the plan was 'perfectly in the guidelines'.

There being no further comments, it was MOVED by Mascolo, SECONDED by McCourt

To endorse the plan as presented.

VOTED: 5, 0, 0.

The board endorsed the mylar, and two paper copies of the plan were signed for the Planning Office.

5:50 PM Edgartown Board of Trade/October Food & Wine Festival, Winnetu, 31 Dunes Rd (52-26.1) SP: Requests to hold venue on Winnetu property on October 17-21; 10-6p. (Agent: Julia Celeste, Board of Trade)

The board considered a request from the Edgartown Board of Trade for approval of the Food and Wine Festival to be held at the Winnetu Resort, 31 Dunes Road, on October 17-21, 2018.

Present for the Applicant: Julia Celeste.

Ms. Celeste described the annual event, held most recently at the Harborview Hotel. The "Grand Tasting" event is planned this year to be held at the Winnetu property.

The Winnetu shuttle will be in use for the event, allowing for less auto traffic. Additional parking will be available on site. Amplification for audio will be provided by Atlantic Sound as in the past. Winnetu rest room facilities will be supplemented with on-site portable facilities.

Question: Will there be adequate rest room facilities? Answer: Yes, we will be providing facilities on a level as the same as last years event.

Ms. Greenough read a letter from Sharon and Angelo Guadagno, 14 Dunes Road, expressing concern about the volume of the event, and the potential for OUI incidents on Dunes Road as a result, and asking for approval only for a single year. (Letter included by reference)

Ms. Greenough read an email sent from Deborah Hall, 98 Mattakesset Way, citing no objections to the event. (Email included by reference.)

Ms. Celeste described the festival as a fund-raiser local community non-profit organizations, including MVCS, the MV Agricultural Society, and the Island Grown Schools Initiative. Any funds raised will be returned to the island in a meaningful way.

Question: is this request for a single year? Answer: Yes, this request is only for this year's event.

Question: Where is the event is 'normally' held? Response: Most recently, the annual event has been at the Harborview Hotel; previously, it has been held at other locations.

Sherman: is this a four day event? Answer: The festival itself is a four day event, with activities happening at various locations, from Edgartown Businesses, to the Ag Hall in West Tisbury. The activities at the Winnetu will be both outside and inside during the day, for three days.

McCourt: Our main concern is traffic in and out of the event, and noise levels. What are the hours for the events? Answer: We expect the event is expected to end no later than 9 PM. Amplified portions of the events will likely end around 6 PM.

There was some discussion related to the duration of the event, and how long the 'public event' will last, versus post-event cleanup.

McCourt stated that he was a member of the Edgartown Board of Trade, and extolled the volunteer work that is put into the event every year.

Mr. Mark Snyder (Winnetu) also extolled the work done on the event every year. He described his attention to the needs of the neighbors, and will work to meet those needs.

Mr. John Guadagno stood, and spoke about his parents concerns. Mr. Guadagno described the nature of the outdoor events at the Winnetu were a twenty year debate. Concerns related to the outdoor events at the Winnetu were a source of concerns. The events ending time of 6 PM is acceptable. Will there be a police detail? Answer: Yes. If there is noise past 9 PM, who do we call? (Mr. Mark Snyder volunteered to receive any calls and respond to concerns.) Mr. Guadagno asked if this would be an ongoing event, or is this just a one-year event? Mr. Guadagno thanked the board for the time.

Mr. Mascolo stated that Ms. Celeste and Mr. Snyder do a 'Triple A Job', and endorsed the project.

It was MOVED by Mascolo, SECONDED by Morrison

To approve the special permit as requested, for the dates as requested.

VOTED: 5, 0, 0.

6:00 PM (6:16 PM) Katama Airfield, 12 Mattakessett Way (45-25), SP. Requests an extension to tear down & reconstruct Katama Airfield hangar. (Reps: Hal Findley & Peter Vincent)

A public hearing was held to receive comment on an application for a Special Permit submitted by Hal Findley and Peter Vincent, on behalf of the Katama Airfield, 12 Mattakessett Wy, to tear down and reconstruct the Katama Airfield hangar.

Present for the Applicant: Peter Vincent.

Mr. Vincent described the project as being the same proposal that has been approved twice before, but that the project has been delayed due to the extensive permitting requirements. Mr. Vincent also briefly described the design for the project.

There were some questions about the funding for the construction. The project is expected to meet its funding goals through an appropriation from Town Meeting in April.

Question: When did the last permit expire? Answer: It will expire this week. The application is for a one-year continuation.

It was MOVED by Mascolo, SECONDED by Sherman

To approve the one-year extension as presented.

VOTED: 5, 0, 0.

**6:10 PM (6:26PM) Deminimis: Susan & Edward Mackey, 20 Thaxter Lane (45-16.32)
Reduce portions of the deck around the pool by 100 sf, relocate the proposed pool equipment shed to meet setbacks, reduce size of fenced-in area by 780 sf.. (Agent: Will Wing, Worth & Wing)**

The board considered an application for determination of a de minimis change to a special permit, submitted by Will Wing, Worth and Wing, Inc., on behalf of Susan and Edward Mackey, 20 Thaxter Lane, to reduce portions of the deck around the pool by 100 square feet, and to relocate the proposed pool equipment shed to meet setbacks. The proposal would reduce the size of the fenced-in area by about 780 square feet.

Present for the Applicant: Will Wing.

Mr. Wing described the proposed changes. The pool will remain the same size. The deck will be reduced in size, replaced by patio. The pool area will be reduced by about 780 square feet.

Ms. Greenough read details from the narrative, describing the changes in detail. Ms. Greenough stated that the changes represent a positive change.

Mr. Wing provided details as to the changes in the fenceline; the new fence would be inside the setbacks; the existing shed would not move; the pool equipment enclosure will be in the setbacks. Other details were reviewed.

No objections from abutters were received previously.

The proposal will move pool equipment further from abutters, deeper into the lot.

Mr. Wing stated that the scale of the original, approved plan was larger. This proposal calls for a smaller footprint.

Mr. Sherman: Will the propane tank be buried? Answer: Yes. The approximate location was identified.

Mr. Cisek stated that he believed that the proposal was a deminimis, as it represents a lesser impact than the original approved plan. Mr Mascolo agreed.

Mr. Sherman stated that, in spite of the number of changes, it does represent a lesser impact to the abutters.

All original conditions remain.

It was MOVED by Cisek, SECONDED by Mascolo

To approve the proposed change as a deminimis change to the approved special permit, and approve the changes as presented, and with all original conditions remaining in place.

VOTED: 5, 0, 0.

6:20 PM Stop & Shop, 245 Upper Main St (20A- 87.1+) SP: Includes 9 parcels on 3.72 acres. Requests addition of 17,432 sf to existing 25,259 sf and related site activities. (Agent: Geoghan Coogan)

A public hearing was continued from January 23, 2018, on the application from Stop and Shop, 245 Upper Main Street, for a Special Permit to construct a 17,432 square foot addition to the existing 25,259 square foot store, including landscaping, parking, and other site activities.

The public hearing was continued by the chair at 6:38 PM.

Present for the Applicant: Geoghan Coogan, Edmund Coogan Law Offices; David Taglianetti, Director of Land Development, VHB; Mr. Randy Hart, Director of Transportation and Planning, VHB.

Mr. Coogan described the status of the project, and the various elements yet to be determined.

Mr. Coogan introduced Dave Taglianetti. Mr. Taglianetti described the changes to the site design that had been completed in the intervening time, and the information that had been assembled since that time.

Mr. Randy Hart was also introduced, who was present to respond to questions regarding the traffic study.

The project is described as a 15,000+ square foot addition to the existing store. The existing store will be renovated as part of the project. The existing bank building will be demolished, and rebuilt. The west entrance will be reoriented to align with Pinehurst Road. Parking will be increased to 165 spaces. New landscaping features will be added. The three current driveways (curb cuts) will be reduced to two. Part-time and full-time employees will be added. Site construction is anticipated to begin in later Fall, 2018. The store is expected to remain open during construction.

The receiving areas will be increased, with an additional loading dock added to the west side. New prep areas will be added, aisle widths will be increased, produce areas will be increased, a second means of access into the store will be added.

Seating will be added inside and outside of the store.

There has been significant public outreach, and feedback, regarding this project.

The site layout was described in detail.

- Three curb cuts to two
- West entrance re-aligned with Pinehurst Road
- West access drive may be changed to better align with Pinehurst, and to result in more green-space to the site. "Alternative 1A" is described as better serving traffic accessing the site, and moving towards the back of the property.
- 165 parking spaces are proposed, and increase of about 26 spaces.
- Shopping cart corrals will be added to the outside;
- Snow-storage areas as proposed at two locations in the parking area.
- Pedestrian connectivity was described as an enhancement to the current connections.
- A fully designed landscaping plan is included; species of plants and trees will be native to the island.
- Existing trees in the front parking aisle are planned to be replaced with pin oaks, which require less water for survival.
- Existing cherry trees will likely be removed, as they interfere with wires; they will be replaced with crab-apple trees, as the species are expected to be lower, wider, and less likely to interfere with the utility lines on the street edge;
- A site lighting plan has been provided; the look and feel of the light poles and fixtures will be used for the new areas; the proponents welcome feedback related to lighting fixtures.
- The stormwater management plan is expected to alleviate the issues related to the current store-front drainage issues, by reconnecting the current systems to the new, proposed system on the west side of the property.
- Utilities on site will continue to be served by the Town; capacity is expected to be met without issues; an existing water main will be relocated in cooperation with the Town's water department, with easements expected to be granted by the Town (Board of Selectmen).

Noise meters were placed at the site during January of 2016; this baseline sound levels were used in the analysis; mitigation is expected to be less than a 10 decibel (10db) increase over the baseline. A twelve-foot sound barrier on the rear property line is proposed, as well as an eight-foot sound barrier around the roof-mounted air conditioning units. Sound barriers are proposed to be a composite material (Trex), of a design that is intended to be complementary to residential areas.

Mr. Mascolo suggested that the Town's beautification committee could be involved with the design of the fence, in order to make the sound barrier more welcoming to abutters.

Mr. Taglianetti continued:

The sound barriers mounted on the roof are expected to be aluminum, or galvanized steel.

Tom Scott, Scott Griffin Architects, spoke about the designs for the building, and some modifications to the building design.

- The original white 'freeze band' will be largely eliminated, but kept at parts of the façade.
- The large overhang in front of the building creates a covered walkway;
- The new entrance is part of the addition;
- Shopper traffic will 'circulate' through the new entrance, and exit at the existing 'right' exit.
- A traditional eave will be implemented around much of the building.
- The layout of the side and rear of the addition was described; an outdoor storage area at the rear of the building may be used to store seasonal non-food items;
- The sides of the building will be dressed with clapboard;
- A brick 'knee wall' will be restored, and used across the front of the building;
- Sidewalks at the side of the building are expected to be about six feet in width.

Mr. Sherman expressed concerns with the depth of the overhang, citing that it would likely not protect shoppers from the elements, being too shallow, and too high. Mr. Scott stated that they would review those elements.

Mr. Cisek asked if wood shingles would be considered instead of clapboard. Mr. Scott stated that it could be considered.

Mr. Sherman asked, given the use of hip roofs on the front of the building, why shed dormers were chosen on the ends instead of matching hip roofs; Mr. Scott described it as a design / architectural choice;

Mr. Coogan pointed out that the design, look, and construction of the fence was a matter for the Planning Board to consider; further, the maintenance of the back-side of the wall could prove difficult, so that any design should take that concern into account.

Mr. Mascolo asked if the board would consider involving the beautification committee in the design of the sound barrier;

Mr. Sherman stated that he had larger concerns; Mr. Mascolo suggested that professional landscapers might provide input on the project, and that he would appreciate input from that committee.

Mr. Sherman again reiterated that the overhang as proposed would likely not protect shoppers from the elements; further, cart storage along the front walkway forces pedestrians further into the driveway, and increases exposure to the elements.

Mr. Sherman: The expansion adds roughly 70% more shopping space to the existing shopping space, but only 26 parking spaces have been added. The Pharmacy being added to the mix will also bring more traffic to the site. This seems to be "woefully inadequate" to the expected traffic.

Mr. Taglianetti: Relative to the pharmacy; this is provided as a convenience to pharmacy customers who wish to shop. Regarding parking; we anticipate that the parking as proposed will be adequate; Stop and Shop does not anticipate a correlative increase in parking as related to the increase in shopping area.

Mr. Sherman: The parking constraints are self-imposed, due to the size of the addition.

Mr. Mascolo: The noise suppressions is a positive, and important to the abutters. The fence design will be a good addition. What about checkout lines? More or less?

Mr. Taglianetti: Yes, there will be an increase in the number of checkout lines, and some automated self-checkout aisles.

Ms. Morrison: The STC rating was 45. What will it be? Answer (Coogan): We believe it is 30);

Ms. Morrison: the three locust trees in the front; will they be kept?

Coogan: Those trees will be saved if at all possible.

Mr. Cisek: A medical emergency happened at the Stop and Shop with no one on staff trained in first aid. First aid training is recommended.

Mr. Mascolo: Automatic defibrillators are recommended.

Mr. Morgan: Will the entrance immediately East of the parking area be kept or blocked?

Mr. Taglianetti: The abutters wish to keep that entrance open.

Mr. Morgan: The busses completely pull off of Main Street currently, if they are not able to do so, that could pose problems;

Mr. Taglianetti: We continue to work with VTA on the design of the bus pull-off, and are looking into adding a shelter for bus riders.

Sherman: Have changes been considered to the eastern parking areas? No. Why not?

Mr. Taglianetti: We believe the Eastern parking area works well as it is.

Mr. Sherman: There is no staging area for cars pulling out of the drive-through. The drive-through should also be at the rear of the building, instead of at the front. The drive-through should be reoriented to the rear, which would also provide additional staging area for traffic.

Mr. Taglianetti: The current orientation of the drive-through provides a queuing area for customers, the proposal continues that design;

Mr. Sherman: The queue could be realigned along the west boundary, with the drive-through at the rear of the building.

(There was some discussion about various designs for the bank drive-through, and problems that have been considered.)

Mr. Mascolo: what is the increase in refrigeration?

Mr. Taglianetti: There is a proposed fixture plan, which can be provided.

Mr. Mascolo: Part of the purpose of the expansion is that additional inside refrigeration would be provided inside, to preclude any reefer trucks from being used to store frozen goods overnight. Mr. Scott described the additional cooler and freezer space expected to be made available.

Ms. Greenough asked for a copy of the plans that were being presented at the meeting.

The chair recognized Mr. Adam Turner (MV Commission) for comments.

Mr. Turner described the process as complicated, and collaborative. Mr. Turner: The commission also considered the economic benefit of the market to Edgartown; the traffic has also been a concern; Mr. Turner also described the efforts of the commission to preserve as much green-space as possible, while managing the queueing space for bank and shop customers. Much attention was also paid to stormwater management on site.

The Commission established a rationale for the sound requirements, while leaving the design of the fence at the discretion of the Edgartown Planning Board.

Peer review was conducted on the traffic, and results were considered.

Mr. Turner stated that the design of the façade is also a work-in-progress; the alignment of the west exist with Pinehurst will be a positive addition to the design.

The public was recognized for comment.

Ms. Renee Clairemont thanked the project proponent for making the effort. Ms. Clairemont agreed with Mr. Sherman about the look of the bank drive-through. Ms. Clairemont requested a copy of any landscaping plan when it becomes available. Ms. Clairemont also expressed concerns about the location of the public bus stop, as well as the increase in pedestrian and auto traffic at that entrance.

Question: When will construction start and end?

Answer: Mr. Scott stated that construction will start in the Fall of 2018; end of construction can't be predicted.

Ms. Lisa Moravic thanked the proponent of the project; she asked about the interpretation of the bylaw, requiring new construction to be similar in style to existing buildings, and whether that applied to the back wall of the building as well as the front?

Mr. Mascolo stated that the board would address that concern.

M.J. Look, Pinehurst Road, expressed her concern about aligning the exit with Pinehurst Road. If it doesn't work, can it be changed? Also: Has anyone considered making one 'entrance-only' access, and one 'exit-only' access?

Mr. Scott stated that aligning Pinehurst with the entrance to the store is beneficial for traffic flow; Mr. Scott further stated that the location of the bank has been deemed to be the best balance for traffic flow to the site, as well as on-site.

Chris White, resident: Do you have any areas designated for employees for breaks? Answer: It's a good comment, and something we will consider.

Mr. Hart: The traffic study suggests an increase in on-site traffic to increase by upward of 180 cars during peak time.

Mr. Hart: Our projections are considered to be conservative – higher than actually anticipated. HSH was hired as a peer review consultant, and agrees that the numbers are conservative. The parking is also considered adequate.

Mr. Sherman: A roughly seven second increase in waiting time to get back onto Main Street was predicted at one point. Given the elimination of the bank-only exit, was that considered?

Mr. Hart: There has always been only two means of access considered.

Mr. Morgan: Much of the traffic is beach traffic. Meetinghouse Way is proposed to be paved. Was that considered in the traffic study? It may alleviate the problems of traffic on upper Main Street.

Mr. Mascolo: Can the back wall be refinished to provide a more aesthetically pleasing finish? Mr. Coogan responded by stating that concern will absolutely be taken up.

Don Angus: 265 Upper Main Street, asked that a letter from his sister, Ms. Nancy Angus be read into the record. Ms. Greenough read the letter into the record, included herein by reference. Ms. Angus spoke against the project, citing open-space, traffic, litter, scope of the project, and other factors as concerns.

Mr. Angus stated that his family's property is the last single-family home on Upper Main Street. Mr. Angus stated that the western side of the property does not provide sound or light abatement that is acceptable to his family; while his family is in favor of expanding and improving the store, the expansion does not address his concerns.

Mr. Cisek made a comment on the cherry trees; the trees were donated to the town some years ago; replicating the trees somewhere on the site would be a nice gesture.

Mr. Cisek asked about the next steps; largely, the board expressed a desire to work in conjunction with the MV Commission on future steps.

It was MOVED by Cisek, SECONDED by Mascolo

To continue the public hearing to April 3, 2018, at a time to be determined.

VOTED: 5, 0, 0.

The public hearing was continued at 8:08 PM.

SIGNATURES:

The minutes of January 23, and January 30 were distributed. No vote was taken.

A proposed letter to the Building Inspector was presented by staff to the Chair for review, in regard to the MV Commission's approval of a 2,500 sf. convenience store in the B-III district. Current zoning regulations limit convenience stores to no less than 501 square feet.

Payroll for the pay period ending March 6, 2018 were presented for signature.

NEXT MEETING

The next regular meeting was scheduled for Tuesday, March 20, 2018, at 5:30 PM.

ADJOURN



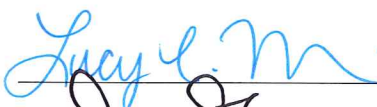
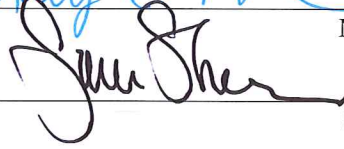
There being no further business, it was MOVED by Cisek, SECONDED by Mascolo
To Adjourn.

VOTED: 5, 0, 0.

The meeting was declared adjourned at 8:10 PM.

Respectfully Submitted,

Douglas Finn, Clerk

APPROVED by vote of Planning Board at a regular meeting, held on	
<u>4/3/2018</u>	(Date of vote)
	Cisek
	Mascolo
	McCourt
	Morrison
	Sherman

EDGARTOWN PLANNING BOARD

<p>JAMES CARTER DEBORAH CARTER Name</p>	<p>407 KATAMARA Address</p>	<p>Stop/Stop Agenda Item</p>	<p>CCARIONMV@gmail.com Email</p>
ROLAND GEORGES	26 SPANOW LANE, EDGARTOWN	EBT - Wine Festival.	GMCwinetu.com
Edward Pare MJ LOOK	10 Memorial Blvd Providence RI	MT-T	epare@brownvdrick.com
<p>Jon Angus James Abbe Nancy Angus</p>	265 Main	<p>Stop/Shop Stop + Shop</p>	<p>jangus@charlesriverlaw.com JamesAbbe@gmail.com NSangus@uppercoastrealty.com</p>
<p>Renee Claver Blair Adams Muel Smale</p>	17 Windjammer Dr. Spry St. V.H. Winnetu Resort	<p>Stop & Shop EBOT Food + Wine Festival</p>	<p>ReneeMarie1@comcast.net Christine White</p>
<p>Carol Fleger Rob Strayton</p>	Edg. 307 Cherry	S&S ART	
Sara Brown	—	Vineyard Gazette	—
<p>Phil Hugo Lisa Moravak Elizabeth Rothwell</p>	10 Mayfield Way 11 Shady Oak Lane.	<p>EDgartown Board of Trade S&S MV Food & Wine Festival</p>	<p>lisaemoravaka@gmail.com erothwell@harbor-view.com</p>
Julia Celeste	87 W. Tisbury Rd	MV FWF	julia@rosewaterfarm.com
ERIN REEDY	20 Waverly	EBT	Erin.reedy@msd.gov
Mike Great	40 Hambley Way	Aurfield	KatamaWildcat@gmail.com
<p>Tina Parisi-Carey Georgan Coogan</p>	46 21st St N Tisbury	<p>Stop N Shop S&S</p>	<p>t.parisi@ymail.com cooganlaw@gmail.com</p>



Town of Edgartown
The Planning Board
P.O. Box 5130
70 Main Street
Edgartown, MA 02539

Tel: (508) 627-6170
Fax: (508) 627-6173

www.edgartown-ma.us
planningboard@edgartown-ma.us

Edgartown, Mass
Town Clerk's Office
Mar 5 2018
Rec'd for Record
AT 1:45 PM

Tuesday, March 6, 2018 at 5:30 PM
Town Hall – Selectmen's Meeting Room
Agenda

Posted after 48 hours

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Signatures:

Minutes: Jan. 23; Jan. 30

Correspondence: Letter to BI re: 2500 sf. convenience store in B-III

Payroll: March 6

Decisions: Proposed Amendments to Zoning Bylaw: to Town Clerk, Selectmen & Town Counsel

Edgartown Planning Board – Date March 6, 2018
Printed: 03/05/18 Time: 12:06 PM

Dana Strauten →

March 3, 2018

Edgartown Planning Board
P.O. Box 5130
70 Main Street
Edgartown, MA 02539



RE: Winnetu/MV Food & Wine Festival

We live next to the Winnetu Inn & Resort. We have been there for thirty plus years and were part of the group of neighbors who objected to any outdoor events, particularly those that are amplified. When the Possible Dreams requested to hold the annual auction outside at the Winnetu, we were supportive since it was for one day and the event brings much needed funds to Community Services.

We have reviewed the letter from Julia Celeste to the Planning Board requesting that the Martha's Vineyard Food and Wine Festival be held at the Winnetu October 17th to the 21st. It stipulates that only two amplified events (Sommelier Slam and Grand Tasting) will be held outside under a tent and will end by 9PM.

This event causes us some concern. We have attended the event when it was held downtown and thought it was very enjoyable. However, it is naïve to believe that some may not drink too much and possibly drive a car down Dunes Road, a residential street and the only exit point. We believe that the downtown affords a better location for this reason. In addition, we fear that an additional event will begin a precedent that will open the door to more outdoor events. We trust the Planning Board will continue to monitor these as they come up.

Since any disagreement was settled, the Winnetu has been a very good neighbor and has been quick to answer any issue that has come up. Our understanding is that the event has only requested a change in venue because the in town property that they generally use is under renovation.

Having made clear our concerns, we would not object provided the approval is for this year only. We truly want the Winnetu to continue to succeed and trust that they will do everything they can to run a safe event.

Sincerely,
Sharon and Angelo Guadagno
14 Dunes Road
Edgartown

† son
no further outdoor events.

**TOWN OF
EDGARTOWN
WEBMAIL**

Georgiana Greenough <ggreenough@edgartown-ma.us>

Winnetu Food and Wine Festival

1 message

Deborah Hall <deborahhall234@gmail.com>

Mon, Mar 5, 2018 at 4:19 PM

To: Georgiana Greenough <planningboard@edgartown-ma.us>

As an abutter to the Winnetu property, I have no objections to the application to hold the MV Food and Wine Festival at the Winnetu October 17-21, 2018.

Thank you
Deborah A Hall
98 Mattakesett Way
Edgartown



Recd.

P.O.Box 270
Buzzards Bay, MA 02532

March 6, 2018

Edgartown Planning Board
70 Main Street
Edgartown, MA 02559

RE: Stop and Shop Expansion Plan
Dear Members of the Board:

As an abutter of nearly 50 years to the referenced site I object strenuously to the expansion of the store at the scale submitted. The plan does not contain even the bare minimum 20% open space in a situation where this Board should be requiring more, not less. The sound studies only marginally pass the standards, even if the Board accepts the applicants projections. The deleterious impact on direct residential abutters is clear and unnecessary.

In a desire to consolidate its free standing pharmacy into the existing store and add floral and prepared food service, the Applicant is over burdening parcel and urbanizing the neighboring residents. Minimal "grocery" expansion is being made and no sincere effort has been made to mitigate impacts on abutters or the community.

Stop and Shop has not been the good neighbor we enjoyed with the A&P years ago. They do not maintain the property or correct issues like poor drainage, trash is prevalent and there is no reason to believe they will improve with this even larger store.

The building is enormous and not consistent with the traditional structures in Edgartown as viewed from public ways. Its appearance is not consistent and has not been made more consistent with surrounding properties, the structures, lighting and parking intrude much more than does the existing structure on adjacent residentially zoned or occupied properties, traffic and pedestrian safety will be adversely impacted, regardless of the applicants study. The plan does little to expand availability of grocery products per se while in a negative way impacting all who surround the Stop and Shop and all that travel to and from Edgartown by car or otherwise.

For these reasons we ask the Board to deny this plan.

Respectfully,



Nancy S. Angus, Trustee
Nancy C. Angus 1997 Revocable Trust
265 Upper Main Street
Edgartown, MA

