

Edgartown Planning Board Minutes

Tuesday, May 15, 2018

A regular meeting of the Edgartown Planning Board was scheduled for Tuesday, May 15, 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 5:33 PM.

Call of Roll:

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

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 -- 139 Meetinghouse Way (stake two entrances to subdivision)
- 9:45 AM -- 103 Edg - WT Rd & 55/59 Chase Rd
- 10:00 AM -- 284 Upper Main St (stake outline of proposed structure in front)
- 10:15 AM -- 31 South Water St

No deliberation was conducted as part of any site visit.

BOARD BUSINESS

5:30 PM PUBLIC HEARING: Meeting House Way LLC, 139 Meetinghouse Way (37-47) A Definitive Subdivision Plan. Subdivide 54.26 acres in R-20 residential district into 36-lots. (Agent, Doug Hoehn, SBH, Inc.)

The Planning Board continued a public hearing from Tuesday, April 17, 2018 at 5:30 p.m. to consider the application of Schofield Barbini & Hoehn Inc. on behalf of Meeting House Way LLC, for approval of a definitive subdivision plan entitled: "Meeting House Place - Master Plan - Planning Board Submission", prepared by Dan Gordon Landscape Architects, dated March 26, 2018.

The applicant proposes to subdivide 54.26 acres at 139 Meetinghouse Way, Assessors parcel 37.47, located in the R-20 district, into thirty-six (36) parcels.

Present for the applicant: Doug Hoehn (SBH, Inc), Sean Murphy (McCarron, Murphy, Vukota LLP).

Mr. Hoehn presented a plan "Meetinghouse Place" Plan of Land in Edgartown, Mass, prepared for Meeting House Way, LLC, Scale: 1" = 100', dated April 17, 2018.

Building footprints (about 2,000 square feet) and development envelopes (about 16,000 square feet to about 25,000 square feet, averaging about .45 acres) were highlighted. Mr. Hoehn stated that covenants for the development will allow Six to Seven bedrooms which will include detached bedrooms. No guest houses will be permitted by covenant.

Roughly 35% of any given lot may be developable; the expectation is that the 'development envelope' will not be built on. 65% will remain open, or as dedicated greenspace, guaranteed either through National Heritage requirements, or through the property covenants.

Mascolo: Will there be separate lanes for entrances and exits to Meeting House Way?
Answer: Yes.

The 'landscape' buffer, along Meeting house Way, at the South East part of the property, was highlighted. An access easement to an adjacent parcel along Meeting House Way was highlighted.

Morgan: Can house locations 'float' inside the development envelopes? Answer: Yes. But the development envelope is fixed. Morgan; what can be done outside the development envelope? Answer: Nothing (no landscape improvements, clearing, or construction of any kind).

Mr. Hoehn: the developer's plan is to fix the development envelopes prior to sale of the lots.

Mr. Hoehn described the smallest lot in the development as about one acre; the largest lots are over 2 acres. Zoning requires minimum lot size of .5 acres.

No lot will have direct access to "Henry's Path".

Question: How will the 'development envelopes' be physically marked? Answer: No specific plan is in place as of yet. However, National Heritage may require the development envelopes in the protected areas to be pinned.

The building constructed on the "commons" (marked on the plan) will likely be an open-air pavilion.

Question: The path along the east side? Lot 17 intersects the path. What will happen to it?
Answer: It's expected to be rerouted around the development envelope.

Comments from the public:

Steve Cadrain, 11 Hotchkiss, spoke about his concerns related to Lot #17 on the plan, and the property;

Candy Lincoln, 13 Hotchkiss, was concerned about the development of Lot #17 as well, citing that when purchasing her lot, she was informed by her realtor that the land was under conservation restriction.

Mr. Cadrain expressed his concerns with the potential alteration or elimination of the walking path along the east side of the property.

Mr. Jeff Agnoli, 56 Martha's Road, expressed concerns related to the impact of the property on the town as a whole. The property is one of the last undeveloped parcels in town. Recognizing the right of individuals to develop their property as they see fit, Mr. Agnoli asked about the potential for affordable housing on the property.

Mr. Mascolo addressed Mr. Agnoli's concerns related to 'ancient ways', other development, etc. There was some discussion about ancient ways in other nearby developments.

Mr. Agnoli: is the Planning Board interested in development of affordable (\$500k - \$1M) homes?

Mr. Mascolo: we have to address the proposals put before us.

There was some discussion related to the potential of affordable housing in Edgartown.

Ms. Christy Rose: is there supposed to be a percentage of 'affordable housing' required?

Ms. Morrison: Yes, broadly speaking; the policy is being revised.

Mr. Murphy spoke about the work being done by developer related to affordable housing.

Mr. Murphy further spoke about the purchase cost of the land, the cost to develop, and the required return on investment based on costs. A donation to the Affordable Housing group in Edgartown will be made, likely around 20% of the assessed value.

Morgan: Did the owner pay to 'clean up' the lot? Answer: Most of the lot has been cleaned; some sheds / debris remains on the lot.

Ms. Lincoln: Lot #17 is next to an area that is, in her words, "a dump"; Ms. Lincoln described some of the materials / salvage that is stored on that lot. Ms. Lincoln spoke about the history of the lot, and her efforts to force cleanup of the lot.

Mr. Murphy: Is lot #17 a concern? General response: yes.

Mr. Sherman: It's not the planning board's job to initiate development in any way, or suggest that things are done. The PB's role is to insure that subdivisions and developments meet state laws and local bylaws. If we can have a positive effect on the subdivision, that is a benefit for the town. No one necessarily wants to see historically undeveloped space become developed; if we can make it as painless as possible, that's our goal.

Mr. Murphy: Cost to the client is \$183,000 per lot, before any development costs (roads, sewer, legal fees, etc.).

Mascolo: The development doesn't call for ½ acre lots, which would meet zoning, but instead proposes larger lots.

Mr. Agnoli spoke about the impact of larger developments to the town's infrastructure, including road maintenance costs, and wastewater / town water maintenance.

There was some discussion about the cost of the lots, and the affordability of the property.

Mr. Sherman asked about the next steps, and whether the MVC referral is next.

Mr. Mascolo: It would be nice to see a pond there; it would give neighbors a place to skate.

It was MOVED by Mascolo, SECONDED by Morrison

To refer the project to the MVC in accordance with Version 13 of the DRI; further, to continue the public hearing to July 24, 2018, 5:30 PM.

VOTED: 5, 0, 0.

5:40 PM PUBLIC HEARING (continued from May 1): Norman Rankow, 31 South Water St (20D-326.1) SP: Surface Water District: Install and license one (1) tie pile. (Norman Rankow, owner).

The Planning Board continued a public hearing from Tuesday, May 1, 2018 at 5:40 PM in Edgartown Town Hall – 1st Floor, on the application of Richard Barbini, Schofield, Barbini & Hoehn, Inc., on behalf of Norman Rankow, Owner, to install and license a single pile.

The chair continued the public hearing at 6:13 PM.

Ms. Greenough stated that the applicant has requested a further continuance to June 19, 2018.

Ms. Greenough further stated that the request to postpone came late, and that the applicant should be advised to provide more notice.

It was MOVED by Mascolo SECONDED by Morrison

To continue the public hearing to June 19, 2018.

VOTED: 5, 0, 0.

5:50 PM FORM A - Kenneth C. & Aushra R. Galley, Chase Rd & Edg-WT Rd (20C-108; -216; -217; -218) Combine/Redivide 4 lots and create total of 5 lots. (Reid Silva, VLSE, Inc.)

A plan ‘not believed to require subdivision approval’ and Form A application were presented on behalf of Kenneth C and Aushra R Galley, proposing to combine / redivide four lots to create a total of five lots.

The property is located at 102 Edgartown / West Tisbury Road, and Chase Road.

No one was present for the applicant. The chair stated that, as the applicant’s agent was not present, the item would be rescheduled to a later date.

6:00 PM PUBLIC HEARING: Leaf/McHugh, 284 Upper Main St (20A-64) SP: B-2. Demolish existing structures and construct a single mixed use structure with 2 commercial units and 2 residential units on 3 floors, and a basement. (Agent: Doug Hoehn, SBH, Inc, & Nils Leaf, Tim McHugh, owners)

The planning board continued a public hearing from May 1, 2018, on the application of Nils Leaf & Tim McHugh, for a special permit to construct a 3-story mixed use building with 2 retail units on the 1st floor, and two residential units on the second and third floor.

Present for the applicant: Nils Leaf, Doug Hoehn, Gus McHugh.

Mr. Hoehn presented a revised plan, which preserves a 20-foot front setback, 10 foot side setbacks. To better comply with recent changes to the Zoning Bylaw, the building is moved

back (south) from the original proposal, and largely sits where the current structure is. Six spaces along the entrance drive are preserved; two spaces at the back of the building remain.

The applicant has spoken with Stuart Fuller (Highway Superintendent) in regard to the straight-shot access at the back of the property to the public 'park and ride' lot.

Open space calculation is roughly 35%.

FAR is calculated at 57%, over the 50% limit in the bylaw, but well under the 80% top limit.

Height calculation is ongoing.

Ms. Morrison: The trees in front will remain?

There was some discussion related to the existing old-growth trees, and whether they would be preserved. Mr. Leaf stated that, respecting the age of the trees, that if removal was required that it should not impede the project.

Morrison: It is the role of the Board of Selectmen to review and approve access to the parking lot, or approve removal of shade trees.

Mr. Leaf: One egress stairwell is required, if the building includes a sprinkler system; absent a sprinkler system, two egresses to grade are required.

Sherman: What luck with window locations? Answer: Not yet determined.

Sherman: We're going to want to see the finished plans before approval.

Morrison: Did it get referred to the commission? Answer: Yes, previously, with a previous proposal. There was some discussion related to whether referral was necessary.

Mr. Sean Murphy (an abutter) expressed support for the project.

The board expressed support for the project, and did not feel the reduction in parking was a detriment, so long as access to the park-and-ride lot is preserved.

Mr. Sherman: So we are clear: There will not be a situation where some guy takes a chainsaw to the tree 'by accident'.

Question: Will impact to traffic occur while the modular components are placed? Not to any great extent.

The client will return with a site plan showing existing trees, and proposed, elevations indicating window locations, a plan detailing the rear ramp leading to the park and ride, and any other details.

Question: What steps will be taken to insure the safety of the trees? Answer: The modular company will conduct a site visit to determine if the trees can be preserved during construction.

It was MOVED by McCourt, SECONDED by Morrison

To continue the public hearing to June 19, 2018, 5:30 PM.

VOTED: 5, 0, 0.

OLD BUSINESS:

Marx, Alexander: 2 Beach St (29B-84) Review landscaping plan per condition of decision. Vote to approve. (Michael Donaroma, landscape designer)

A landscaping plan was presented by Jeff Donaroma, on behalf of Alexander Marx, 2 Beach Street (29B-84), submitted in accordance with Condition #17 of a special permit, issued to the applicant by the Planning Board on April 5, 2016.

Present: Jeff Donaroma.

There was some discussion related to the landscaping plan, and differences it might show between the plan, and the previously approved design.

Mr. Donaroma spoke about the landscaping plan, the slope of the property (towards Dunham Road), and the location of the infiltration tanks for the water management system.

There was some discussion related to the original proposal, and the specifics of that process.

There was further discussion related to the landscape plan’s details, as related to the original plan, as approved. The landscape plan shows utility pads and locations, not seen on the original plan. Ms. Greenough reviewed recent changes to the plan, and changes to the immediate abutter that appeared to be pertinent to the discussion.

There was some discussion related to the concerns of the neighbors about the plan; the board generally wanted input from the abutters (the Naylor’s), related to the landscaping plan, and inviting their comment, either in writing, or on the meeting that the plan will undergo final review.

Staff will prepare a bullet-point summary of the relevant minutes related to the project as a whole, including the public hearing process, and development of conditions.

The board expressed an interest in expediting the process.

It was MOVED by Morrison SECONDED by Mascolo

To table the review of the plan, until a response is received from the abutter.

VOTE: 5, 0, 0.

OTHER BUSINESS

AT&T Proposal

Copies of the new application for the AT&T proposal have been received, and made available to the Planning Board.

Minutes

Minute for the meeting of May 1 were reviewed.

Decisions

No decisions were presented for signature.

Payroll

Payroll sheets for the period ending May 15, 2018 were reviewed and signed.

Upcoming Meetings

Meetings were scheduled for June 5, and June 19.

ADJOURN

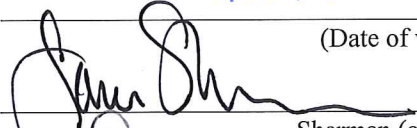

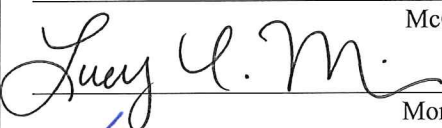
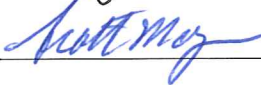
There being no further business, it was MOVED by Mascolo, SECONDED by Morgan
To Adjourn.

VOTED: 5, 0, 0.

The meeting was declared adjourned at 7:01 PM.

Respectfully submitted,

Douglas Finn, Clerk

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| APPROVED by vote of Planning Board at a regular meeting, held on | |
| <i>5/22/18</i> | (Date of vote) |
|  | Sherman (chair) |
|  | Mascolo |
| | McCourt |
|  | Morrison |
|  | Morgan |

