

Edgartown Planning Board Minutes

Tuesday, October 2, 2018

A regular meeting of the Edgartown Planning Board was scheduled for Tuesday, October 2, 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 5:32 PM.

Call of Roll:

Present: Sam Sherman, Michael McCourt, Fred Mascolo, Lucy Morrison, Scott Morgan, 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 - OWEN NORTON LLC – MODIFICATION TO DEFINITIVE SUBDIVISION (27-15.6, 28.249)

The Planning Board scheduled a public hearing on Tuesday, October 2, 2018 at 5:30 PM, in the Town Hall, Main Street, on the request of Doug Hoehn, SBH, Inc., on behalf of Owen Norton LLC, owner, for a modification to Certificate of Approval of a Definitive Subdivision Plan, issued on June 20, 2018, allowing a waiver of Section 4.01 of the Subdivision Rules and Regulations, permitting a reduced width to a constructed road. The property is located at Baylies Way, Assr. Pcl. 27-15.6 and 28-249. Copies of the application were made available in the Planning Office for public review.

The chair opened the public hearing at 5:32 PM. Present for the applicant: Doug Hoehn, SBH, Inc.

Mr. Hoehn presented the request.

Mr. Hoehn described the request as being unintentionally excluded from the original proposal. The request is for a waiver to reduce the constructed road width. The Subdivision Rules require eight-feet of prepared road surface for each lane of travel, or a total of 16 feet of width for a standard two-way road.

Mr. Hoehn stated that the construction of the road would be 12 feet in width, with three foot shoulders. Mr Hoehn stated that the request was in response to the current condition of two of the roads used to access the subdivision were substantially narrower than that required by the regulations – approximately eight- to 10-feet in width.

Mr. Sherman stated that the important end result would be a clear path that was no less than eighteen feet in width, including road width and shoulders. Mr. Hoehn agreed, and stated that was the intention.

There was some review of the assessors plan, the proposed subdivision, and the history of the development activity in the immediate area.

Mr. McCourt: I'm concerned that we're going to be left without a road of an adequate width.

There was some discussion related to the potential for setting a precedent.

There was some discussion related to the previous "Baylies Way" subdivision, which left a road that was built to less than required specifications.

It was MOVED by Mascolo SECONDED by McCourt

To close the public hearing, and approve the request as presented.

VOTED: 5, 0, 0.

The revised decision was presented for signature.

Mr. Mascolo recused himself at 5:44 PM.

5:45 PM NILS LEAF / TIM MCHUGH – 284 UPPER MAIN STREET (20A-64) – DELIBERATION

Revised final plans (as submitted by Nils Leaf) reflect a comprehensive design for their building, and incorporates some recommendations provided by members of the board.

Mr. Leaf and Mr. McHugh were present.

Revised plans were reviewed.

Mr. Sherman offered his congratulations and appreciation for the revised drawings.

Mr. Leaf stated one notable difference in the plans was the removal of the shutters. Given with the detail of the window trim, shutters would be excessive, and out of place.

Mr. Sherman: The building is large, and 'massive', but it has been presented in a far better manner with the revised plans.

Ms. Morrison: What do you expect to rent the apartments for? Leaf: Not sure as of yet.

Mr. Morgan: I've received additional comments of concern about the street-side trees, particularly the cherry tree in front. This tree is more important to many people than we might have at first realized.

Mr. Leaf: The expectation is that the trees should be able to remain, and the modular company should be able to work around, and not cause any damage to the trees – more specifically to the cherry tree.

It was MOVED by McCourt SECONDED by Morgan

To approve the request in accordance with the revised plans as presented, with Standard Conditions for Construction Projects; also the following conditions were specified:

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- *Applicant shall adhere to the exterior designs as submitted to the Planning Board on October 18, 2018. Any changes proposed to the*

exterior of the building, such as massing, window or door placement, or other major details, shall require a modification to this special permit. Exceptions shall include roof-mounted solar panels or other building mounted energy saving devices, utility connections or equipment, plumbing connections or vents, chimneys or other passive roof-mounted equipment.

- Applicant shall present a complete construction schedule, detailing time ranges for all construction activities, including site preparation, demolition, excavation, and construction, to the Planning Board, the Building Inspector, and the Edgartown Police Department.*
- Applicant shall provide to the Planning Board and the Building Inspector written agreement and approval from the Board of Selectmen, for applicants proposed access to the public 'park and ride' lot to the south of the property.*
- Applicant shall provide to the Planning Board and the Building Inspector written approval and agreement from the Highway Superintendent, of the design and construction details for the proposed access to the public 'park and ride' lot to the south of the property.*

GENERAL CONDITIONS DURING PROJECT ACTIVITIES

- Applicant shall preserve and protect from damage, to the greatest extent practicable, the trees currently existing between the public way and the present structure. Prior to any cutting or pruning of the cherry tree on the east side of the property, the applicant shall give the Planning Board reasonable notice, in order to allow for a site visit to review the pruning plans. Any damage to said trees, if resulting from an intentional act and so deemed by the Planning Board, may result in the rescission of this Special Permit.*
- Applicant shall manage construction debris to the greatest extent practicable, to insure that the site is kept in a clean and presentable condition at all times.*
- Applicant will notify the Edgartown Police Department and the Edgartown Highway Department of any potential construction activity that may result in interruptions to regular flow of traffic on Upper Main Street.*
- Applicant shall insure that no equipment or vehicles related to the project shall be parked on or along the public way, including the sidewalk and the bicycle path.*

PROJECT DETAILS

- Applicant shall install a permanent, non-living fence, designed to be a visual barrier, along the west side lot line. Fence shall comprise of two sections, each fifty feet in length more or less. Fence shall be three feet in height from the public way to the mid-point line (about fifty feet), and shall*

be six feet in height from the mid-point line to the back lot corner (about fifty feet). Fence shall be of one style. The “finished” face of the fence shall face neighbor. Fence shall be maintained so as to be kept in a presentable condition.

• Applicant shall maintain an enclosed area for outside trash receptacles for use by tenants. Enclosure shall be maintained so as to be kept in a presentable condition.

• Applicant shall place permanent sound barriers around any exterior HVAC equipment. Barriers shall be maintained so as to be kept in a presentable and effective condition.

VOTED: 5 (INCLUDING CISEK), 0, 1 (MASCOLO).

Mr. Mascolo rejoined to the meeting at 5:58 PM.

6:00 PM DUKES COUNTY HISTORICAL SOCIETY / MV MUSEUM – PHIL WALLIS – 51-59 School Street (20D-143, 20D-146); Review of a Plan Not Believed To Require Subdivision Approval; Request for a Curb Cut

PRESENT: Mr. Phil Wallis, Executive Director, MV Museum; Mr. George Sourati, Sourati Engineering.

Mr. Wallis presented A Plan of Land, surveyed for Martha’s Vineyard Museum, Scale 1” = 20’, Dated September 11, 2018, prepared by Vineyard Land Surveying & Engineering, West Tisbury, MA.

The intention of the MV Museum is to restore the “Cooke House”, located at the corner of School Street and Cooke Street, and renovate the grounds.

Mr. Wallis described the proposal, which would involve a division of one parcel into two (creating a new lot at the corner of Cooke and School), and adjustment of lot line between the second and third parcels on Cooke Street. Further the proposal is for two curb cuts on the newly created corner lot.

Mr. Wallis described other improvements, such as moving the fence on Cooke street back from the street line, in order to provide a pedestrian walkway along the street, and grading on the site in order to improve on-site management of storm water.

Mr. Wallis stated that the curb cut on Cooke Street would be for emergency use only, and not used for regular / daily parking, and would be marked as such. The curb cut on School Street is to be intended for ADA compliant parking only.

The ANR as proposed was described: The MV Museum intends to divide the property in order to sell the two existing dwellings, and retain the corner lot for museum purposes.

There was some discussion related to the design of the School Street curb cut / parking spaces.

Mr. Wallis stated that if the parking spaces do not work out, the MV Museum would be happy to return to the Planning Board with possible revisions.

There was some discussion related to the width of Cooke Street, and the difficulty of navigating and walking along that public way.

It was MOVED by Morrison, SECONDED by McCourt

To endorse the ANR as presented.

VOTED: 5, 0, 0.

It was MOVED by Morgan SECONDED by Mascolo

To approve the curb cuts as requested, with the condition that the Cooke Street curb cut shall be designated, signed and used for emergency access only.

VOTED: 5, 0, 0.

OTHER TOPICS OF DISCUSSION

There was some discussion related to the differences between ANR plans and Definitive Subdivision Plans in the context of recent applications, and potential applications that may come before the board in the near future.

Mr. Finn presented materials related to potential Zoning Bylaw changes for the board to consider, and provided a brief synopsis.

Mr. Mascolo suggested that there were some concerns about access along Swimming Place Path, and asked that time be reserved at an upcoming meeting to address the matter. Mr. Finn will add the item to the agenda on October 16, 2018.

ITEMS FOR REVIEW / SIGNATURE

MINUTES

Minutes from September 18, 2018, were presented for review and approved.

It was MOVED by Mascolo, SECONDED by Morrison

To approve the minutes of September 18, 2018, as presented.

VOTED: 5, 0, 0.

PAYROLL – SEPT 18

Payroll for the period ending October 2 was reviewed and approved.

DECISIONS

There were no decisions presented for signature.

SCHEDULE

Meetings were tentatively scheduled for the following dates: October 16; Nov.13, 27; Dec 4, 18.

ADJOURN

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

VOTED: 5, 0, 0.

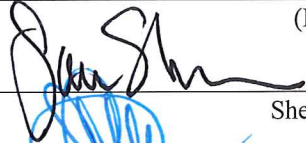
The meeting was declared adjourned at 6:36 PM.


Respectfully submitted,

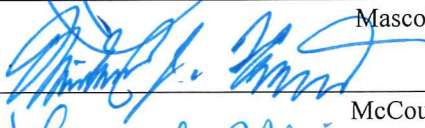
Douglas Finn,
Administrative Assistant

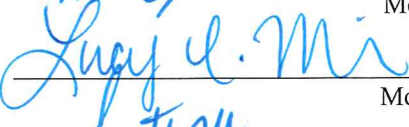
APPROVED by vote of Planning Board
at a regular meeting, held on


11.27.2018
(Date of vote)


Sherman (chair)


Mascolo


McCourt


Morrison


Morgan

Cisek (alternate)