

# Planning Board Meeting Minutes

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Tuesday, March 21, 2017

A regular meeting of the Edgartown Planning Board was scheduled for Tuesday, March 21, 2017 at 5:30 PM at the Edgartown Town Hall, 70 Main Street, Edgartown, Massachusetts.

## Call of Roll:

Present: Alan Wilson (Chair), Robert “Coo” Cavallo, Michael McCourt, Sam Sherman,

Absent: Fred Mascolo, James Cisek (Alternate)

## Also Present:

Georgiana Greenough (Planning Board Assistant), Douglas Finn (Planning Board clerk)

## Site Visit Schedule – March 21, 2017

Members of the board attended a site visit earlier in the day, as follows:

- 9:15 AM 6th St. (confirm adequate access with minimum of 50’ frontage.)
- 9:30 AM 8 Haystack Lane
- 10:00 AM Holly Bear Lane
- 10:15 AM 17 Chapman Lane
- 10:30 AM Division & Meetinghouse Way ADEC/Ross subdivision

There was no deliberation, and no action was taken.

## CALL TO ORDER

Mr. Wilson called the meeting to order at 5:30 PM, and a quorum was declared. The board welcomed Sam Sherman to the board.

## BOARD BUSINESS

**5:30PM Public Hearing: American Tower, 59 North St (29A-96) SP: Wireless Facilities (article 23) Replace damaged diagonals, conduct structural and non-structural work, plumb and tension tower. (Kelly Braughan, East Coast Communications & Nick Caezza, American Tower)**

The Edgartown Planning Board conducted a public hearing on the application of East Coast Communications on behalf of American Tower to replace damaged diagonals, conduct structural and non-structural work, plumb and tension tower. No carriers were involved with this application. The property is located at 59 North St, Assessors’ Parcel 29A-96 in the R-20 residential district. A copy of the plans was made available in the Planning Board office. The hearing was held in accordance with MGL Ch. 40A, Edgartown zoning bylaw article 23. (Wireless Services Facilities) and Section 6409(a) of the Spectrum Act of 2012.

The hearing was originally scheduled for March 7, but postponed due to weather to March 14. The hearing was further postponed at the request of the applicant to March 21, 2017.

PRESENT: Kelly Braughan, East Coast Communications & Nick Caezza, American Tower.

Ms. Greenough read the public notice. Mr. Wilson opened the public hearing at 5:32 PM.

Mr. Caezz introduced Mr. Braughan. Mr. Braughan spoke about the details about the tower repairs. The consensus was that the work to be done would not expand the height of the tower, but is considered to be maintenance. Mr. Braughan stated that the work would begin upon receipt of a building permit from the building inspector, and would likely take about ten working days. No Mechanicals would be added or changed.

There being no further comment, Mr. Wilson closed the public hearing at 5:38 PM.

It was MOVED by McCourt, SECONDED by Sherman

*To approve the application for maintenance on the North Street Tower, as submitted.*

VOTED: 4, 0, 0.

Mr. Braughan and Mr. Caezza were thanked for their time.

#### **GENERAL COMMENTS ABOUT SITE VISITS**

There was some discussion about the need for height poles and stakes when conducting site visits. Mr. Wilson stated that he felt that the site visits were ineffective due to the property lines and/or the building footprint not being identified with stakes and/or strings. Further, a height pole is necessary in order to identify the highest point of proposed structures.

It was MOVED by Cavallo, SECONDED by Sherman

*That all properties be staked to delineate proposed property lines and/or building outlines, and that height poles be required for all proposed structures.*

VOTED: 4, 0, 0.

#### **5:45 PM Public Hearing: Whitney Sprague, 8 Haystack Ln (11A-215) SP: Propose two story addition to pre-existing non-conforming single family dwelling. (Chris Alley, SBH, Inc.)**

The Board held a public hearing on the application of Schofield Barbini & Hoehn, Inc., Inc. on behalf of H. Whitney Sprague, for a special permit to construct a conforming two-story addition to a pre-existing non-conforming single family dwelling on a non-conforming lot in the Coastal District. The property is located at 8 Haystack Lane, Assessors' Parcel 11A-415 in the R-20 residential district. The hearing was held in

accordance with MGL Chapter 40A and Edgartown zoning bylaw article 11.9.f. A full copy of the plans were available for public view in the Planning Board office.

PRESENT: Chris Alley, representing the applicant.

Ms. Greenough read the public notice. Mr. Wilson opened the public hearing at 5:45 PM.

Mr. Alley presented an assessor's map, plans of the proposed house. The applicant has a two-bedroom house that they wish to expand. The proposed construction meets height and setback requirements, but the lot is non-conforming. The existing cottage does not meet setback requirements.

The plan has been reviewed by the Board of Health (Septic system), and the Conservation Commission (negative determination). A site plan, floorplans, and elevations were reviewed.

Mr. Wilson expressed his disappointment in the site not being staked out for the site visit.

Mr. Wilson stated that he would not be able to make a decision without visually identifying the site.

Ms. Greenough read a letter from Kenneth Monaghan, in support of the project. Ms. Greenough read a letter from Pamela Monaghan, in support of the project.

The board generally agreed to visit the site a second time, and asked that the applicant stake out the site.

It was MOVED by Cavallo, SECONDED by McCourt

*To continue the public hearing to April 4, 2017, scheduled time to be announced.*

VOTED: 4, 0, 0.

Mr. Alley was thanked for his time.

**6:00 PM Form A – Selectmen, Town of Edgartown, 6th Street (11A-166) Divide one lot into three ½ acre lots. (Ken Abbott, SBH, Inc.)**

The board reviewed a Form A application submitted on behalf of the Town of Edgartown, related to a property identified on Assessors Map 11A, lot 166.

PRESENT: Mr. Ken Abbott, SBH, Inc. Mr. Art Smadbeck (Selectman), Pam Dolby (Town Administrator), Mr. Shemeth (Fire Chief), David Rossi (Edgartown Police Chief)

Mr. Abbott reviewed the plan as presented. He described the plan as subdividing one lot into three, each with adequate frontage (about 230 feet, with 50 feet required). Water utility will be completed shortly, and the road will be improved to provide proper emergency access.

Mr. Wilson asked about road maintenance, and who would have responsibility for same. Mr. Abbott stated that has not been determined, but would be likely be maintained by the private landowners.

The question as to the lot's qualification as affordable housing was raised. Ms. Dolby stated that the project should NOT be considered 'affordable housing' per se, but a project being conducted by the Board of Selectmen. Applications have been taken, and a lottery will determine who would have an opportunity to purchase the land. Ms. Dolby also described other planned improvements, including the road, overhead power lines, etc.

Ms. Dolby stated that the road would not be cut through from The Boulevard to Edgartown Vineyard Haven Road, in order to preserve as much land in its current condition.

Chief Shemeth stated that, by adding town water to the existing road, it would be improved over what currently exists.

Mr. Wilson asked about access to the road by fire trucks and ambulances. Chief Shemeth stated that there isn't currently a problem.

Mr. Cavallo reminded individuals that the request to approve the Form A requires a completed road.

Ms. Dolby stated that the road would be completed shortly. Mr. McCourt suggested that the matter be tabled until the road can be completed before endorsing the plan.

Mr. Sherman stated that neighborhood concerns were largely about the condition of the road, and that it would be more helpful to see the road completed before approval of the plan.

It was MOVED by McCourt, SECONDED by Sherman

*To continue the application to April 4, 2017, and to plan a site visit on that day in order to ensure the road is adequate for endorsement.*

VOTED: 4, 0, 0.

It was agreed by the applicants and agents, and Mr. Abbott and other participants were thanked for their time.

**6:10 PM Form A - Chris Chambers, Holly Bear Lane (21-129.2 & 12B-129.3) Combine 2 parcels and divide them into 4 conforming lots with frontages on Holly Bear Lane and Edgartown Vineyard Haven Rd. (Greg Marcella, [mvsurveyors@gmail.com](mailto:mvsurveyors@gmail.com))**

The board reviewed a Form A application submitted on behalf of Chris Chambers, related to a property identified as Assessors Map 21-129.2 and 12B-129.3.

PRESENT: Greg Marcella, MV Surveyors.

Mr. Marcella presented the plan for the board to review.

The board considered the plan, asked about setback requirements, and other matters.

It was MOVED by Cavallo, SECONDED by McCourt

*To approve the Form A as submitted, and endorse the plan.*

VOTED: 4, 0, 0.

The board signed the mylar, and two paper copies. Mr. Marcella was thanked for his time.

**6:20 PM PRELIMINARY Subdivision Plan: Ethel J. Chapman, 17 Chapman Lane (200-111) Divide .52 acres into two parcels by extending Chapman Lane by 22.47 x 77.54 (1,736 sq.ft.) of the existing parcel to create frontage for both lots. (Mr. Barbini was not available due to illness.)**

A site visit was conducted in the morning. A discussion was held regarding creating adequate frontage for the additional lot.

Ms. Greenough stated that Mr. Barbini was not unavailable and requested a continuation of the Form B discussion, and asked the board to continue the matter to April 4<sup>th</sup>.

It was MOVED by Cavallo, SECONDED by Sherman

*To table the matter to April 4, with a site visit to be scheduled for the morning of April 4; the applicant will be asked to stake out the property prior to the site visit.*

VOTED: 5, 0, 0.

**6:30 PM MODIFY Form A, ADEC/Burke Ross, 119 Meetinghouse Ln (37-46) (Reid Silva, VLSE was not available & Glenn Provost presented)**

The board reviewed a request to modify a Form A application, as submitted by Reid Silva, on behalf of ADEC/Ross, in regard to a parcel located at 119 Meetinghouse Lane, Assessors' map 37, lot 46.

PRESENT: Glen Provost, Vineyard Land Surveying & Engineering.

Mr. Provost presented the application to modify a Form A application, to change the lot sizes, but not increase or decrease the number of properties. The previously approved Form A was never recorded at the Registry of Deeds.

There was some discussion with respect to an area of old farm/grazing space that might be protected. Additionally it was noted that the plan did not show Division Road extending to Meshacket Rd, when indeed it does, thereby showing the elimination of a means of access from Meshacket Rd to the adjusted lots. limited to Meetinghouse Way. Mr. Provost said he was not aware of the sheep field (although it was marked on the first Form A) and

It was MOVED by Cavallo, SECONDED by Sherman

*Voted to approved the Form A as submitted, and endorsed the plan.*

VOTED: 4, 0, 0.

Mr. Silva was thanked for his time.

**OTHER BUSINESS**

The board approved the minutes of January 31, 2017, and signed.

The board approved payroll as submitted by staff.

### **Wavelengths Update**

Mr. Colin Young spoke to the board in regard to the progress on the Wavelengths project on Upper Main Street.

Mr. Wilson spoke to Mr. Young about the height of the ‘widow’s walk’ railing. Mr. Wilson stated that he would like to insure that the elevator is completely hidden.

Mr. Young updated the board on the status of the project. Electrical work is ongoing, and water connections are proceeding. Gas connections are being connected presently, and trim is going on the building. Siding is set to commence on March 22.

Mr. Young spoke about the basement entrance, stating that a ‘knox box’ would be placed next to the basement door, allowing fire crews access in case of emergency.

Mr. Young further stated that the eight, one-hundred-pound gas storage tanks had been planned to be placed too close to the building; the gas inspector has requested placement of the tanks to a safe distance; this would place them along the edge of the property.

The board asked questions about the tank capacity, the need for eight tanks on the site, and visual screening around the tanks. The board requested that a final ‘screening’ plan for the tanks be presented to the planning board when it is complete.

Mr. Young stated that he would be happy to return on April 4 for ongoing updates.

The board thanked Mr. Young for his time.

### **ADJOURN**

There being no further business,

It was **MOVED** by McCourt, **SECONDED** by Cavallo

*To Adjourn.*

VOTED: 3, 0, 0.

The meeting was declared adjourned at 6:39 PM.

Respectfully Submitted,

Douglas Finn, Clerk

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Alan Wilson, Chair
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Fred Mascolo
_____
Sam Sherman
_____
Robert Cavallo, Chairman
_____
Michael McCourt
_____
James Cisek
<b>Edgartown Planning Board</b>
APPROVED (Date): _____