

Planning Board Meeting Minutes

Tuesday, May 16, 2017

A regular meeting of the Edgartown Planning Board was scheduled for Tuesday, May 16, 2017 at 5:30 PM at the Edgartown Town Hall, 70 Main Street, Edgartown, Massachusetts.

Call of Roll:

Present: Robert "Coo" Cavallo (Chair), Michael McCourt, Sam Sherman, Fred Mascolo, Lucy Morrison.

Absent: James Cisek (Alternate)

Also Present:

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

SITE VISITS

Site visits were scheduled as follows:

- 9:30 AM McCaslin - 63 Kanomika Road (staked)
- 10:00 AM Walsh – 60 Turkeyland Cove Road
- 10:30 AM Post Office Square, Units (2) Building C
- 10:45 AM 108 Peases Point Way (staked)

At 5:31 PM, Mr. Cavallo left the meeting, citing a business relationship with the next applicant.. Mr. Mascolo continued the meeting as Chair pro temp.

5:30 PM: PUBLIC HEARING: MCCASLIN, 63 KANOMIKA ROAD (38-8.33) SP

The board scheduled a public hearing at 5:30 PM to receive comment on the application of Schofield Barbini & Hoehn, Inc. on behalf of Richard Brian McCaslin and Kimberly Diane McCaslin for a special permit to construct a sports barn and construct a garage with a detached office. The property is located at 63 Kanomika Road, Assessors' Map 38 Lot 8.33. The property is located in Zone 2, Edgartown Ponds Area District.

Ms. Greenough read the public notice. Present for the applicant: Doug Hoehn, Schofield, Barbini and Hoehn; Patrick Ahearn, Architect.

Mr. Mascolo declared the public hearing open at 5:31 PM.

Mr. Hoehn presented plans to the board. A locus map was presented, and Mr. Hoehn discussed the project. The existing garage (attached to the house) will be converted to living space. The new structures require a special permit, as they are not considered by the Zoning Enforcement officer as 'minor, non-habitable, accessory structures'.

The Board of Health and Conservation Commission have approved the plans, as presented to the Planning Board.

Mr. Patrick Ahearn, architect, discussed the specifics of the structures. Mr. Ahearn stated that the 'sports barn' will not be heated, or insulated; however, the plans clearly show a fireplace and chimney. The garage will incorporate a second-story office.

Mr. Ahearn reiterated that the Conservation Commission and Board of Health have reviewed and approved the plans.

Ms. Greenough asked about doors accessing the 'sports barn'. A pair of doors would open into the barn for access.

There was no public commentary.

Mr. Sherman expressed his concerns about the scope of the project, and that, only due to the absence of a stove, the 'sports barn' would otherwise constitute a guest house, which is not allowed in Zone 2. Mr. Mascolo stated his belief that the project represented current trend on the vineyard – auxillary structures providing additional 'entertainment' space for family.

Mr. Sherman stated that he did not mean to question the veracity of the current owners, but questioned the future use of the property by future owners.

Mr. Hoehn stated that a deed restriction that prohibited the use of the barn as living space would not be out of the question.

The public hearing was closed at 5:44 PM.

It was MOVED by Sherman SECONDED by McCourt

To approve the project as presented, conditional on a deed restriction on the use of the 'sports barn', stating that it may never be converted to use as a guest house.

VOTED: 4, 0, 0.

Mr. Cavallo rejoined the meeting at 5:44 PM, and resumed as Chair.

5:45 PM: PUBLIC HEARING: WALSH, 60 TURKEYLAND COVE ROAD (38-8.33) SP

A public hearing was conducted to receive comment on the application of Schofield Barbini & Hoehn, Inc. on behalf of Timothy and Mary Walsh for a special permit to remove an existing garage, and construct a garage with a detached bedroom/office. The property is located at 60 Turkeyland Cove Road, Assessors' Map 37, Lot 109. A full copy of the plans were made available to the public in the Planning Board office.

The public notice was read by Georgiana Greenough. Present for the applicant: Doug Hoehn; Schofield, Barbini and Hoehn; Patrick Ahearn, Architect. Also Present: Susan Graham, abutter, David Madeiros.

The public hearing was declared open at 5:45 PM.

Mr. Hoehn presented the plans, and described the scope of the project.

Mr. Sherman asked if the house would also be demolished. Mr. Hoehn stated that it would, but that part of the overall project did not require a special permit, as it is located entirely outside the Coastal and Edgartown Ponds Area Districts.

The garage requires a special permit as it is not considered by the Zoning Enforcement officer as a 'minor, non-habitable, accessory structure'.

The proposal has already been approved by the Conservation Commission.

Mr. Patrick Ahearn, architect, described that the garage would be used to store a personally-owned tractor for landscaping use and all setbacks are met by the plan as presented.

Ms. Susan Graham expressed concerns about the right-of-way of the property, from Turkeyland Cove to the water. She asked if the right-of-way would be used for access to the property. Mr. Hoehn stated that the project, as proposed would not affect the right-of-way, and the right-of-way in question was not located on this specific property, but on another property owned by the same applicant.

Ms. Graham asked if there would be a deed restriction prohibiting the proposed office from becoming a detached bedroom.

Mr. David Maderios spoke about specific concerns related to the project. Mr. Cavallo stated that the concerns expressed are outside the scope of the proposal before the board.

The public hearing was declared closed at 5:55 PM.

It was MOVED by Mascolo SECONDED by McCourt

To approve the project as presented.

VOTED: 5, 0, 0.

FORM A (NOT YET RECORDED): RICHARD BROWN/SUSAN CLARK, 139 MEETINGHOUSE WAY (37-47)

At 5:56 PM, the board reviewed an application for endorsement of a Form A (ANR) plan, submitted by Richard Brown, 139 Meetinghouse Way (Assessors Map 37, Lot 47)

Mr. Hoehn described the division of a single 54 lot parcel into five (5) lots of about 10 acres each. The plan presented was similar to one previously endorsed by the planning board, edited only to reflect the name of a new proposed purchaser.

Mr. Hoehn stated that the plan has only been changed to reflect the new potential purchaser. The plan was presented and reviewed by the board.

There was some discussion related to any need to refer the plan to the MV Commission at this time, and the applicability of rules related to National Heritage (as their habitat has been modified but the plans have not been issued).

It was MOVED by Sherman, SECONDED by McCourt

To endorse the ANR plan as presented.

VOTED: 5, 0, 0.

Mr. McCourt left the meeting at 6:03 PM, citing a business relationship with the next applicant.

6:00 PM: PUBLIC HEARING: SERIO, EMILY, 236-238 EDG-VH RD (21-10) SP: B-II.

The Board conducted a public hearing to receive comment on the application of Emily Serio for a special permit to open a specialty ice cream store (Thai style) at Post Office Square assessors' parcel 21-10 in the B-II Business District.

Present: Ms. Emily Serio.

Ms. Greenough read the public notice.

The public hearing was declared open at 6:04 PM.

Ms. Serio described her current business (operating a health/beauty spa). Ms. Serio presented her proposed business plan, and other information related to the proposal.

The board asked questions about the size of the space (907 s.f.) and the division of the space to allow for a separation of the current 'spa' business and the proposed food-service business. There are two separate leased spaces. Ms. Serio stated that the specific layout for each business was still a work in progress, but that she was seeking approval of the Planning Board first.

There was no public comment on the project.

Mr. Cavallo asked about parking. Ms. Serio stated that, as her food-service business would likely attract customers in the evening after the post-office was closed, she anticipated parking would not be an issue.

Ms. Serio stated that her hours would be from 11 AM through the evening hours, perhaps as late as 11 PM. She hoped to be open about three-days during the 'shoulder seasons', but seven days a week during the summer. Ms. Serio hopes to be open for business by June.

The public hearing was declared closed at 6:13 PM.

It was MOVED by Sherman, SECONDED by Mascolo

To approve the Special Permit, as proposed.

VOTED: 4, 0, 0.

Mr. McCourt rejoined the meeting.

SIGNATURES

The board received Minutes of the May 2, 2017 Meeting.

The board reviewed and signed payroll sheets for the period ending May 16, 2017.

The board reviewed and signed decisions for:

Fager, Right Fork Diner, Main St. Dental, Weisblatt

OTHER BUSINESS *

Curb Cut: Bokar, 108 Peases Point Way (22B-72)

Mr. Mike Thompson presented a revised plan for a curb-cut and driveway at the property.

Mr. Sherman expressed his concern related to the proximity of the proposed driveway to the trees. Ms. Greenough asked if the road was staked during the site visit – Mr. Sherman stated that it had not been.

Mr. Thompson stated that the roadway had been shifted from an earlier proposal.

Ms. Greenough expressed her concerns about the number of lots being accessed across a single right-of-way.

Mr. Sherman suggested that, since the property wasn't staked, that the board should postpone any decision on the matter until the next meeting, and after another site visit.

There was discussion by individual board members on a variety of issues related to the project.

Mr. Sherman reiterated his concerns about the proximity of the proposed driveway to the existing old-growth trees.

Ms. Greenough also expressed her concern that the overall plan – including the original ANR plan, and the additional curb-cut and proposed driveway – would, if proposed together, constitute a subdivision; Ms. Greenough suggested that the project should have been presented as such.

Mr. Sherman requested that the driveway be staked for the next site visit.

Mr. Cavallo stated that the matter would be continued on May 30.

139 MEETINGHOUSE WAY (Doug Hoehn)

Mr. Doug Hoehn discussed information related to the ongoing development of 139 Meetinghouse Way.

Mr. Hoehn introduced Doug Anderson, David Blatt and Ed Champy.

Mr. Hoehn described the property as 55 acres. There have been various proposals for sale for the property.

Mr. Hoehn informally presented a draft plan for the development of the property. The plan would create a number of separate building lots. Access to town sewer is available.

Mr. Hoehn described that proposed changes to the Natural Heritage maps would likely affect the scope and definition of the project.

Ms. Greenough read into the record a letter, dated May 6, 2015, from the Edgartown Affordable Housing Committee, describing abutters' concerns about speed and volume of traffic on Meshacket Road, and proposals for possible remediation to same.

Mr. Hoehn stated that traffic concerns and suggestions would come into play as part of the review process for any proposal on this property.

The road's condition was briefly discussed.

Sherman: ... and the ANR for this property that we just signed... ?

Hoehn: ... was to establish some value to the property; this was done at the request of the financiers of the project.

Ms. Morrison asked some questions in relation to affordable housing, and Mr. Anderson stated that the group would be very willing to explore options in that area.

Change of Mailing Address

Ms. Greenough announced that the Planning Board mailing address would change from P.O. Box 1065 to P.O. Box 5130.

B-II Master Plan Review (continued from 5/2)

Ms. Greenough brought up the need to continue deliberating on the B-II Business District Master Plan, and suggested breaking it up into sections, allowing each board member to consider revisions to specific sections. Ms. Greenough described the B-II plan as outdated, with significant changes necessary to be made.

Mr. Mascolo suggested that the board should invite comment, particularly from residents and businesses that live and work in the B-II district.

Mr. Sherman suggested that, prior to seeking public comment, that the board should become familiar with the existing plan, and discuss the strengths and weaknesses of the existing plan. That process would involve reading and understanding the bylaws, and reading and understanding the current plan.

Mr. Mascolo asked if the board was going to rewrite the plan, or just amend the existing plan.

Ms. Morrison stated that significant review of the language should be undertaken prior to presenting any changes to the public.

Mr. Sherman agreed, stating that the board should be able to stand behind the document that is presented to the public, and emphasized the need for board deliberation on its own revisions prior to public presentation of a draft revision to the plan.

Mr. Sherman stated that rewriting the B-II plan is a staggering goal; one that would take time to complete; Mr. Cavallo stated that a first draft with certain revisions would be appropriate prior to any public hearing or presentation.

Mr. McCourt agreed that some revision would be important, as would the board becoming familiar with the current plan, and potential future plans.

Mr. Mascolo stated that, likely, the public interest would likely come from residents and businesses in that district, and did not foresee major changes to the document.

Ms. Greenough offered to provide an initial review of the document, taking into account comments from board members. The board generally agreed to the offer, and asked Ms. Greenough to proceed.

APPROVAL OF MINUTES

It was MOVED by Morrison, SECONDED by Sherman
To approve the minutes from May 2, 2017, as presented.

VOTED: 5, 0, 0.

NEW BUSINESS

There was no new business discussed.

ANNOUNCEMENTS

The next Planning Board meeting is on Tuesday, May 30, 2017 at 5:30 PM.

ADJOURN

There being no further business,

It was MOVED by Mascolo, SECONDED by Sherman
To Adjourn.

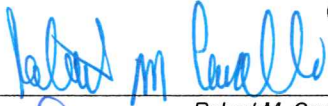
VOTED: 5, 0, 0.

The meeting was declared adjourned at 6:58 PM.


Respectfully Submitted,

Douglas Finn, Clerk


**APPROVED by vote of Planning Board
at a regular meeting, held on**
June 6, 2017
(date of vote)




Robert M. Cavallo, Chairman




Fred Mascolo



Michael McCourt



Lucy C. Morrison



Sam Sherman

