

Edgartown Planning Board Minutes

Tuesday, August 1, 2017

A regular meeting of the Edgartown Planning Board was scheduled for Tuesday, August 1, 2017 at 5:30 PM at the Edgartown Town Hall, 70 Main Street, Edgartown, Massachusetts.

SITE VISITS

Board members may have attended site visits, scheduled for August 1, 2017, as follows:

- 9:30 AM Carsey/Pinney, 77+79 North Neck Rd
- ~~10:00 AM Henry Sinclair, 10 Quampache Lane (Cancelled)~~

No deliberation was conducted during the site visit.

CALL TO ORDER

Mr. Cavallo called the meeting to order at 5:40 PM, and a quorum was declared.

Call of Roll:

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

Absent: Fred Mascolo, James Cisek (Alternate)

Also Present:

Georgiana Greenough, Planning Board Assistant; Bricque Garber (clerk)

5:30 PM - BOARD BUSINESS

DISCUSSION – FORM A- Henry Sinclair, 10 Quampache Lane (Doug Hoehn)

Mr. Doug Hoehn (SBH, Inc.) presented the Form A for informal review and comment. He distributed Town aerial photos, and other photos, and described the location. The first part of the road is paved. At the top it is a gravel/dirt road, with a 10-foot wide travel surface.

The owner wants to create a second lot on the SouthEast side. The lot abuts the State Forest in the rear. Driveway access is at the edge of the lot. 5 persons would use the road for access, 4 existing, with 1 additional. The road could be extended if the board required. The lot is in the RA-120 zone.

Ms. Greenough: Is the road adequate for 5 accesses?

Mr. Hoehn noted that the lots have been divided before.

Mc Court asked if there are any restrictions. Hoehn answered, no.

Mc Court asked about Fire trucks? Hoehn said that there are currently 4 entrances.

Mr. Cavallo said that he thinks that it can work.

Mr. Hoehn noted that the frontage is adequate but needs road work.

Ms. Morrison had a question about the map. Mr. Hoehn was unable to answer her question. Members expressed that this looks workable.

Mr. Hoehn asked if the road work needs to be done first? Mr. Cavallo said yes.

Mr. Hoehn thanked the board for their time.

DISCUSSION – FORM A – Carsey/Pinney, 77+79 North Neck Rd (Doug Hoehn)

Mr. Hoehn distributed maps and described the 2 parcels as highlighted on map already that exist. One is an inland parcel and one waterfront parcel. Both have houses on them. Owners received permissions to build a large house in the field area with view of the water but the big house never built. Owner is trying to protect the field area from future development. The proposal is to divide the combination of the 2 existing lots into 3 lots. Current drive does not qualify as road per map (1973), But the map indicates that some part of Old North Neck road is still there. This would be the road that they want to use, as it qualifies as to age but requires board approval.

Mr. Tighmann described the history of the property and the change of the road over time for convenience of use of the owners and neighbors. Mr. Cavallo said the proposal looks good. Mr. Sherman noted that it is evident by old growth that road was there. Mr. Cavallo said that the planning board will be happy to work with owner, and sees it as a good idea. Discussion ensued. Lucy Morrison asked for clarification of lot locations. Doug Hoehn described map. Project looks good to members.

DISCUSSION – Cape Cod Five. Locate bank in Post Office Square. (Geoghan Coogan)

Mr. Coogan stated that Cape Cod 5 has leased two spaces at Post Office Square, across from Edgartown Meat and Fish. Does it require a special permit because it may require additional parking? The bank will be leasing two spaces, of approximately 1780 Sq. ft. It will be a branch office, not a kiosk.

Ms. Morrison noted there are no assigned parking spaces in the lot.

Mr. Coogan said that this appears to be a permitted use in the zone except if it triggers additional parking, it would need to go to MVC.

Ms. Greenough read from Edgartown Zoning Bylaws, Article 10.2.d.

It was noted that there will be no drive through banking and this is a complimentary service to a busy area. The bank branch will be replacing a small Brazilian church and a Real estate office. Mr. Cavallo noted that a Bank is unlikely to use more parking spaces than a church.

The board advised Mr. Coogan that a special permit would not be required for the project.

STOP & SHOP – Discussion/Review of Recently Received Documents: Adam Turner (MVC)

Present: Adam Turner (MVC), Geoghan Coogan (representing Stop and Shop)

Mr. Turner described the effort to integrate the information from the Edgartown Planning Board into the MV Commission's work related to the Stop and Shop proposal.

Mr. Turner stated that a peer review concluded that most of the results of the traffic study commissioned by the applicant were reasonable. The study noted an increased delay of seven seconds. The Commission has noted the problem with traffic congestion but has concluded that much of it is not due to Stop & Shop, and the proposed changes to the market will likely not make the situation markedly worse.

The consultant did find issue with parking, which will be discussed at the commission level. The commission may require stop and shop to reduce parking spaces and add landscaping. Mr. Turner noted that this expansion will not add to the number of shoppers, but would hopefully provide a better experience for shoppers.

The board referenced a previous discussion in regard to a 'one way in & one way out' driveway option, and the possibility of a third "turning" lane. Mr. Turner discussed the reasoning, calling it a critical point of the proposal. Mr. Cavallo discussed Pinehurst as possibly making it worse, per the traffic study. Mr. Coogan noted that the issue had been addressed with the traffic study and asked the members to review the study's result. The general consensus is that the proposal will remove two critical points by using Pinehurst.

There was further discussion in regard to traffic observations by the board.

Traffic studies were further referenced by Mr. Turner and Mr. Coogan.

Mr. Cavallo noted that the current pharmacy will be moved inside the store, and suggested that he would need evidence that removing parking spaces is a good idea.

Ms. Morrison noted the open space requirements.

Mr. Turner stated that the project has not come to the Commission yet, and the Commission is still seeking input regarding parking and other concerns from the Planning Board.

Mr. Sherman: Do you know the sq. ft. area of the expansion in terms of percentage?

Mr. Coogan replied that the store 'sales floor' area does not change much, with the addition providing little more storage in rear. The isles will be wider. Mr. Sherman: the expansion does not make much difference with regard the inventory.

Mr. Cavallo suggested that there could be expansion of the natural foods area.

Mr. Sherman noted that no one would think this is the ideal spot for a huge market; they are asking for expansion. Mr. Sherman further noted that he did not see the pharmacy addition as having no impact on traffic.

Mr. Cavallo noted that the traffic study addresses the pharmacy addition.

Mr. Turner noted the integration has been discussed in the past, as well. There will be public hearing in Edgartown in September. Mr. Turner further noted that Stop and Shop is hoping for this location to be a "flagship" store, and that the addition of trees and landscaping features will help with the drainage.

Mr. McCourt: Where are the carts going to be? Where will public be during inclement weather?

Mr. Cavallo also asked "where will the carts be?"

Mr. Coogan stated that some cart storage would be inside and some outside.

Mr. McCourt expressed concerns in regard to truck traffic. The new design includes two additional loading docks.

Mr. Coogan replied that there should be less impact (refer to traffic study), noting that a bigger store, with more space for product storage on-site, will require fewer trips for trucks and will help to ease truck traffic.

Mr. Cavallo spoke about options to reduce traffic in the front of the store. A bus stop was discussed and will be covered.

Mr. Turner: a noise study was requested and sound proof fencing is planned.

Mr. Sherman asked about placement of the pharmacy in a separate building with separate parking. The proposed main store is still confined may have been looked at but was not proposed by engineers. The proposed store is still small by Stop and Shop standards.

There was further discussion regarding green space and drainage.

Mr. Turner spoke about the issue of housing for Stop and Shop employees, and said that the MV Commission will be conducting negotiations with Stop and Shop in regard to housing for employees.

Mr. Turner: From the MV Commission's point of view, sustainability and design will be considered. The Commission wants this store to be distinct, and will be looking at the potential for integrated solar energy resources, and looking for an overall design worthy of a flagship store. This board will have to address the current design.

Mr. Turner stated that Stop and Shop is considering energy and sustainability, and the current design as proposed is LEED-certified. However, the proponent will continue to look at options that make sense.

McCourt: What about snow removal from the parking lot?

Mr. Turner: There will be six parking spaces in the rear designated for snow storage.

Ms. Morrison asked about rents that are subsidized by Stop and Shop. Mr. Coogan stated that there will be more information to come from regarding rents.

Mr. Turner stated that he and the Commission are looking to working together to get the best possible plan.

Mr. Coogan asked about store lighting, and was looking for feedback regarding the addition of more of the current lighting. Mr. Sherman replied that he would be looking for lighting options that would reduce light 'pollution'. His preference would be for 'down-lighting'.

Mr. Turner stated that there would be public hearings in September.

Wave Lengths (Not on the Agenda)

Collin Young noted that due to code compliance there have been a couple changes to the rear to hide the mechanicals. He showed pictures to the board.

Mr. McCourt noted that the electrical box can be seen over the top of the fence, and that it was not attractive. He asked if the box can be trimmed to reduce the visual impact of the box.

Mr. Young stated that the elevator installation is being postponed until fall.

There was discussion in regard to the windows.

Mr. Young stated that the ramp in front is longer than planned, and takes up more space than expected, which has required modification to the landscape plan. He noted that some posts will be shortened, and that there will be plants in front of and behind the ramp.

Parking stops will be added to pea-stone parking lot.

Housing Production Plan

There was some discussion regarding the need to address affordable housing concerns. Ms. Morrison noted that there were some mistakes and confusion regarding the HPP.

The board took no action on the subject.

Rent Subsidies related to Stop and Shop

There was a further board discussion re: rent subsidies of Stop and Shop.

The board took no action on the subject.

ZONING BYLAW REVIEW – Discussion of Possible Amendments for ATM – 2018

Ms. Greenough stated that certain regulations have expired.

The B2, for example allows for submission of an application for a marijuana dispensary. She posed the question: Do we want to regulate recreational pot? If so, do we need another vote?

As the results of the last vote allowed legal use of marijuana, it cannot be summarily banned. To ban recreational sales would require a vote of Town Meeting.

The board took no action on the subject.

AIRPORT PLANNING - Response to request from Airport Commission

Ms. Greenough requested to postpone the subject to a later meeting.

There was some discussion of final remarks in relation to the Housing Production Plan.

OLD BUSINESS

Ms. Greenough stated that the board needs to nominate one member to serve on the Selectmen's Marijuana Committee.

It was MOVED by Morrison, SECONDED by McCourt

*to Nominate Fred Mascolo to serve as Planning Board
Representative to the Selectmen's Marijuana Study Committee.*

VOTED: 5, 0, 0.

CORRESPONDENCE

The board received a letter referred to the planning Board from Town Administrator, from Ellen & Clark Sole.

ITEMS REQUIRING SIGNATURES

Minutes

The board reviewed and approved the Minutes of July 11, 2017, as presented.

Payroll

Ms. Greenough stated that payroll needed to be signed on July 25. She requested that the board nominate & vote for one member to be authorized to sign payrolls as needed.

It was MOVED by Sherman, SECONDED by Morrison,

To authorize Mike McCourt and Robert Cavallo to sign payroll sheets at their discretion, as needed.

VOTED: 5, 0, 0.

Decisions:

The decision in regard to the Edgartown Yacht Club special permit was reviewed and signed. Ms. Greenough stated that the “Winnetu” decision was already signed.

ADJOURN

There being no further business, it was MOVED by McCourt, SECONDED by Sherman

To Adjourn.

VOTED: 5, 0, 0.

The meeting was declared adjourned at 7:44 PM.

Respectfully Submitted,

Bricque Garber, Clerk

<p>APPROVED by vote of Planning Board at a regular meeting, held on</p> <p>_____</p> <p>(date of vote)</p> <p>_____</p> <p>Member</p> <p>_____</p> <p>Member</p> <p>_____</p> <p>Member</p> <p>_____</p> <p>Member</p> <p>_____</p> <p>Member</p>
