

Edgartown Planning Board Minutes

Tuesday, October 3, 2017

A regular meeting of the Edgartown Planning Board was scheduled for Tuesday, October 3, 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 October 3, 2017, as follows:

SITE VISITS (Optional)

- 9:30 AM - Winnetu, 31 Dunes Rd

No deliberation was conducted during the site visit.

CALL TO ORDER

The meeting was called to order at 5:30 PM, and the roll was called.

Call of Roll:

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

Absent: James Cisek (Alternate)

Also Present:

Douglas Finn (Planning Board clerk)

A quorum was declared.

BOARD BUSINESS

5:30 PM Special Permit Application for Determination of a De Minimis Project - Island Holdings, LLC, (Winnetu): 31 Dunes Rd (52-261)

The Edgartown Planning Board received an application for a De Minimis determination, related to a special permit issued on July 1, 2003 to Island Holdings LLC, d.b.a. Winnetu Oceanside Resort to demolish an existing swimming pool and patio and rebuild new 30'x 70' swimming pool, enlarged patio and a 10'x 15' hot tub along with related landscaping and utilities to be located on the existing swimming pool and patio site. The property is located on 7.1 acres at 31 Dunes Rd, Assessors' Parcel 52-26.1 in the R-60 residential district. The hearing was held in accordance with MGL Chapter 40A and Edgartown zoning bylaw article 14.5.4.b. in the Katama Airfield & Conservation Area. A full copy of the application and plans were available for review from 9 AM - 4 PM in the Planning Board office.

Present: Mark Snider, owner.

Mr. Snider described the project as a replacement of a pool that is failing. The replacement of the pool is consistent with the original plans presented as part of the 2003 special Permit process, but the size of the replacement pool is larger than the original. The plan is expected to improve and upgrade the pool. The depth of the new pool will be no more than 5 feet; groundwater is estimated to be about 6 feet.

The board asked questions about safety considerations; Mr. Snider stated that all safety considerations will be met, as required by building and health regulations.

Sherman: Is there a plan with the pool deck and/or fencing? Snider: All plans have been submitted to the building department; and will continue the 6-foot fence as currently existing.

Morrison: Did you complete a pool checklist? Snider: Yes, everything has been complied with in the plans as submitted. Snider: our understanding is that we would be required to comply with all necessary regulations before receiving a final permit to operate the pool.

It was MOVED by Mascolo SECONDED

To approve the application for De Minimis determination as requested, provided that all standard Planning Board 'Swimming Pool Conditions' apply, and that the project comply with inspections department requirements, and health regulations, as applicable.

VOTED: 5, 0, 0.

5:40 PM Di Minimis Modification to a Special Permit: Pamela Flam, 18 Garden Cove Ln (53-9)

The Planning Board **considered a Di Minimis application, submitted by Schofield Barbini & Hoehn, Inc, & Hutker Architects**, on behalf of Pamela B. Flam, **related to a previously issued** special permit to replace a pre-existing non-conforming single family dwelling on a .55 acre non-conforming lot in R-60 and the shore zone of the Coastal District and zone 1 of the Ponds District. The property is located at 18 Garden Cove Rd, Assessors' Map 53 Lot 9. The specific request was to add 6" of insulation to all outside walls of dwelling structures in order to meet/exceed LEEDS zero-net energy standards.

Present for the Applicant: Greg Ehrman, Hutker Architects

Mr. Ehrman presented a modification of the original plan, as approved by the Planning Board on August 29, 2017.

Mr. Ehrman suggested that a modification was required in order for the house to be "LEED" certification, additional insulation will be added to the walls. Instead of standard stud-wall construction, with basic exterior sheathing, a 'SIP' panel (insulation sandwiched in between two layers of sheathing) will be used. The change will not result in a change of floor space, or alter the setback distances.

A plan of the existing floor plan, a revised floor plan, and a cross section of the wall was presented.

It was MOVED by Mascolo, SECONDED by Sherman

To approve the change as a de minimis modification to the original special permit.

VOTED: 5, 0, 0.

5:50 PM Form A - Katamen, (formerly: Mark H. Taylor Form C endorsed 1/3/2017) 27 Mill Hill Rd (29-57.41) Lot line adjustment to accommodate buyers proposed dwelling footprint. All conditions of Form C still in effect. (Agent: Doug Hoehn)

The board received a Form A "Approval Not Required" plan, submitted for endorsement, related to 27 Mill Hill Road, submitted by Doug Hoehn (Schofield, Barbini and Hoehn, Inc.) on behalf of Mark H. Taylor.

Present for the applicant: Doug Hoehn, SBI, Inc.

Mr. Hoehn presented the modification to a subdivision plan, originally approved by the Town in January 2017. The change is to adjust one property line in order to provide for space for a septic system plan for one lot.

There was some questions related to the mechanism in order to make this adjustment. Mr. Sherman expressed concern with making changes to a subdivision plan without opportunity for public comment. However, the board generally agreed that, given the change was extremely inconsequential, the change was allowable under the rules of the Form A (MGL 81P).

There was some discussion related to the maintenance of Mill Hill Road, and the history of requests by residents for same.

There was some discussion related to the concerns previously expressed by some abutters; however, the board concluded that the Form A request and plan did not constitute a subdivision under the Subdivision Control Law.

It was MOVED by Mascolo, SECONDED by Sherman

To endorse the Form A as presented.

VOTED: 5, 0, 0.

6:00 PM Form A - Sinclair, 10 Quampache Ln (26-1.21) Divide 11.3 acres into two lots. Sell 3-acre lot. Referral to MVC? (Agent, Doug Hoehn)

The board received a Form A "Approval Not Required" plan, submitted for endorsement, related to 10 Quampache Lane (26-1.21), to divide 11.3 acres into two lots, as submitted by Doug Hoehn (Schofield, Barbini and Hoehn, Inc.) on behalf of Harry and Lianne Sinclair

Present: Doug Hoehn, SBI, Inc.

Mr. Hoehn presented a Form A Plan and application. The property is 11.3 acres. Mr. Hoehn described the roadway as passable to a point; however he stated that the client understood that Quampache Lane must be completed in order to allow for adequate frontage and access to both lots.

The board reviewed the plan, and concluded that it did not constitute a subdivision under the Subdivision Control Law.

It was MOVED by Mascolo, SECONDED by McCourt

To endorse the Form A with the conditions as printed on the plan.

VOTED: 5, 0, 0.

**6:10 PM Form A – Kruppers LLC, 8, 10, 14, & 16 Puwal Ln (36-99.62; 158.1; 158.2 & 373)
Endorsed but not recorded. Lot line adjustment. (Agent: Doug Hoehn)**

The board received a Form A “Approval Not Required” plan, submitted for endorsement, related to 8, 10, 14 and 16 Puwal Lane (36-99.62; 158.1; 158.2 & 373), to divide 11.3 acres into two lots, as submitted by Doug Hoehn (Schofield, Barbini and Hoehn, Inc.) on behalf of Kruppers, LLC.

Present for the Applicant: Doug Hoehn, SBI, Inc.

An “Approval Not Required” plan for subdivision was presented by Mr. Hoehn. The plan will allow for a shared access to all four properties, and create a new buildable lot.

The board reviewed the plan, and concluded that it did not constitute a subdivision under the Subdivision Control Law.

It was MOVED by Sherman, SECONDED by Morrison

To endorse the Form A Plan as presented.

VOTED: 5, 0, 0.

**6:20 PM Caraboolad, 63 Fuller St (20B-106) Request extension of permit for two curb cuts,
originally granted on 10/4/2016 (Agent: Tyler Murphy)**

The board received a request for an extension of curb cut permit, allowing two curb cuts onto Fuller and Thayer Streets, from Assessors Map 20B-106, originally granted to Tim Caraboolad, 63 Fuller Street, on October 4, 2016.

Present for the applicant: Steve Pogue, Architect for the 63 Fuller Street Project, Tim Caraboolad.

Mr. Pogue described the need for an extension for the original curb cut, and read a statement to that effect from the owner, Tim Caraboolad, citing construction delays, and water table issues underlying the need for an extension for the original permit

It was MOVED by Mascolo, SECONDED by McCourt

To approve the extension to the curb cut, valid for one year from the date of approval.

VOTED: 5, 0, 0.

6:30 PM Public Hearing: Continued from August 15, 2017. Cellco Partnership d/b/a Verizon Wireless: Application to place Personal Wireless Service Facilities on non-municipal utility poles over 30'H adjacent to 70 Herring Creek Road, and adjacent to 76 Fuller Street. (Agent: Elizabeth Mason, McLane/Middleton)

Mr. Cavallo continued the public hearing. No members of the public were present. No representative for the applicant was present. No new information was presented.

Mr. Finn reported that Robert Baker had contacted the planning office, and requested a continuation of the hearing to a later date, due to a serious family emergency on the part of Elizabeth Mason.

It was MOVED by Morrison, SECONDED by McCourt

To continue the public hearing to the next regular meeting of the Planning Board, October 17, 2017, time to be determined.

VOTED: 5, 0, 0.

OTHER BUSINESS

Ms. Morrison presented a proposal to consider a one-way designation for a portion of Pinehurst Road. There was some discussion related to the history of traffic revisions, the benefits of traffic modification, and past efforts to examine and consider traffic patterns. No further action was taken.

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

No discussion or action was taken.

Ann B. Floyd letter to Selectmen re: Maintenance on Pennywise Path dated 9/21/2017

A copy of a letter from Ann B Floyd, representing the Pennywise Path Road Association, to the Edgartown Board of Selectmen, was distributed to Planning Board members.

ITEMS REQUIRING SIGNATURES

The board reviewed and approved the minutes from August 29 and September 12.

The board reviewed and approved payroll sheets; for the period ending Oct 3.

No decisions were presented.

BOARD ANNOUNCEMENTS

- AT&T/Fynbo Chappy Cell Tower MVC public hearing to be held at the MVC on Thursday, October 5, 2017 at 7:30 PM
- Stop & Shop Expansion – MVC continued hearing to be held on Thursday, Oct 19. Location to be determined.

- Georgiana shall be out of the office for at least two weeks starting on Monday, October 2, 2017 for knee replacement surgery at MVH. Doug Finn shall be available for meetings starting on October 3 and October 17.

NEXT MEETING

The next regular meeting was scheduled for Tuesday, October 17, 2017 at 5:30 PM.

ADJOURN

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

VOTED: 5, 0, 0.

The meeting was declared adjourned at 6:53 PM.

Submitted: Douglas Finn, Clerk

APPROVED by vote of Planning Board at a regular meeting, held on
<u>10/17/17</u>
(date of vote)
<u>Robert M. Cavella</u>
Member
<u>Lucy E. M.</u>
Member
<u>Thomas J. [Signature]</u>
Member
<u>[Signature]</u>
Member
Member

sign

site eq. consultant, radio freq. engineer

fill in coverage gaps, narrow bandwidth satellite? Don't know.

Moving from large sites to small sites. Small antenna designed to look like a transformer.

filed MGL - adding equip on utility poles/attachments - BoS zoning bylaws don't apply to public ROW - utilities, etc.

38.7" x 1' diameter canister - ~~top~~ top of pole Fuller St. + supporting equip side mount on Herring Creek. Same canister @ 24.5' pole, + supporting equip

Gray. Mirror film on top mounts to hide them? FM - power questions.

5-600 watts/sector, omni-directional. Network doesn't have capacity for summer population increases. Focus coverage to ^{dense} localized area. Not looking to just provide coverage. FM - church steeple? Poles below treeline. Line of sight to beaches.

[Not intended to replace a macrosite.]

Satellite service not feasible - RF Engineer. Stealth design - designed to look like electrical equip already on the poles. Unmanned sites. No increase in traffic. Checking once a month/six months. NO noise. No generator. ^{applicable} Noise

FCC accepted equip. - 20 yr lifespan. Swapped as tech advances. No waste.

Addresses capacity issues. Disguised. Stealth. Compliant w/ FCC exposure levels.

Dr. Don Hayes reviewed facilities. 6' x 116' Fuller: 3.91%; HCR - 2% of the ^{under} 100% maximum safety rating. Lots of Cape/Eastern Mass small cells - fill gaps

MM - can carriers share? Sometimes? Safety standards - equip limits. Separations between equip, and up to Utility company. Phil Brillante - tamper proof? Antenna on

top of pole. Minimum height of 8'. Self-contained units. No less protected than anything else. Requires a special tool to open remote radio heads. FM - poles in? transformer added to put a small antennas on it - according to ES.

Eversource supervisor - pole replaced @ 24 Fuller. - new. Why not there? Historic District.

How does that apply to the poles. FM - still trying to figure out pole discrepancy. BM - revis it.

Permits are for pole w/o transformer. Eversource wouldn't permit. BM - doesn't

know about 24 Fuller pole. Solely Eversource to replace poles, not Verizon.

Thing on top: EverSource's primary power. Extended pole. 1.5' more. Gino Courtney - still in development, lots of unanswered Q about effectiveness. BM - not unknown/still in development. Wouldn't be using them otherwise. Can't predict network needs. ^{failures} HDL? Need more info. Bricque says yes. ^{Paul.} Fuller Cronson. Residential area. Affluent areas, eyesores. Con com - birds. Seeking to benefit all V customers, not just residents - who can afford to take care of their own. Amanda Phillips ^{4th Gr.} Starbucks. How essential is this? Will other permitted tower affect this? ^{Trilling-Heisen} Sylvia - hot weather. cooling system. Location BM - no fan. no noise. Big sites have these. No small cell antennas on poles w/ transformers. Sylvia - guy lines? BM - EverSource process. They perform structural analysis. No wires. Brackets. Continue. Will go to BoS. Who makes the decision?? Sept. 19th

② Coastal + Ponds. 3BR single story. Replace w/ new. Flood issues: elevations. Non-con. west property line. 10', but further away from the water. 1/2 house depth away. 10% expansion already used. Same square footage. Approved by Concom. New denitrifying septic 9/12. 4 BR system in place. 3BR new one. Passive house w/ solar. Remove asphalt, add gravel/sand/shells. Give back the lawn, more natural. Respectful of land + neighbors. No increase in floor area. 150 s.f. less in setbacks than what exists. Neighbors amenable - no construction in the summer. 1 BR house w/ studio for each person. Mean average grade 5.5', flood plain 10'. Velocity zone. 12'. Future proof by going to 12'. Cannot have living space in 100-year flood zone. Still meets height restriction. No 2 story. Let vegetation grow in the space underneath. Designed to meet & exceed Leed standards. No fossil fuels, all electric. 3' to ground level. Passive house.

Reconstruction. Definition. MGL. 29th