

Edgartown Planning Board Meeting Minutes
Tuesday, January 19, 2016 at 5:30 PM
Town Hall – 1st Floor Selectmen’s Meeting Room

Members in Attendance: Chairman Michael McCourt, Robert Cavallo, Fred Mascolo, and Alan Wilson

Members Absent: Robert Sparks

Staff in Attendance: Georgiana Greenough, Assistant; and Lucy Morrison, Clerk

Chairman Michael McCourt called the meeting to order at 5:42 PM.

5:42 PM: Wave Lengths, 233 Upper Main St (20A-95) Six Month Review regarding SP extensions

In Attendance: Colin Young

Mr. Mascolo recused himself from the meeting.

Mr. Young explained the progress on the project. The closing for the financing will occur on January 20, 2016. Deposits have been made on the elevators and building materials. The project will be breaking ground on March 1, 2016. The Board asked about the status of the building permits. Mr. Young replied that the contracting company is in charge of the permits, and that Phil Miller is the general contractor. The engineering plans are in the final approval stages, and still need to be stamped by the state. Ms. Greenough requested a copy of those plans, as well as utility easements, and the financing and legal documents. Mr. Young stated that he was comfortable with the process and would return for the meeting on February 2, 2016 with more documentation.

Mr. Mascolo re-entered the meeting.

5:47 PM: Review VHB’s proposal regarding the Transportation Plan for Stop & Shop

In Attendance: Adam Turner, Priscilla LeClerc (Martha’s Vineyard Commission)

Mr. Turner presented the Board with a detailed map of Edgartown with clearly defined zoning districts. The Board thanked Mr. Turner (and Ms. Seidel) for the gift.

Mr. Turner stated that he was present before the Board to clarify expectations about the traffic study that will be conducted for the Stop & Shop expansion. He explained that it is important for the Edgartown Planning Board and the MVC to work together on the study, since there will only be one. Mr. Turner explained that the parameters chosen for the traffic study will have an effect on the parking lot design. He stated that first, the traffic planners will define the areas of study, and then they will set up the traffic counts in various locations. Mr. Turner stated that traffic conditions change severely for three months out of the year, and asked whether the Board thought the developers should focus on addressing the impacts in August, or focus their efforts when conditions are more normal. He stated

that the traffic planners will set up counts, and get information from delivery drivers, employees and customers.

Mr. McCourt stated that a 12-month average of the traffic would not accurately represent the density of the traffic in the summer, and suggested that the planners focus on alleviating the congestion of the summer months. Mr. Turner disagreed, and noted that the parking lot would be mostly empty for the rest of the year. Mr. Wilson suggested that the traffic planners try to hit the 90th percentile of traffic density, and noted that there is much more traffic now than there was 20 years ago. Mr. Cavallo agreed with Mr. Turner. He stated that the traffic planners should focus on the winter and how to make the store more efficient for the majority of the year. He stated that there's nothing to be done to help the summer traffic.

Mr. Turner stated that the traffic planners acquire data, then run and develop traffic models of the area. He explained the capacity analysis, and how trips will be assigned to each direction. The traffic study will also likely generate findings about the Triangle, the possibility of a turning lane, and options for the bus stops. He urged the Board to start considering options for the parking lot, and whether straight or angled parking spots would be favorable. He reminded the Board that they get to decide what to accept from the applicants.

Mr. Turner stated that he would like to have the Planning Board conduct a full hearing and review the Stop & Shop application fully before referring the application to the MVC. This will allow to MVC to have a staff report to know the initial assessments and concerns from the local board before weighing in.

Ms. Greenough asked if the Planning Board should go through the traffic reporting to get a clearer idea about the scopes of study. Mr. Turner stated that the Board was welcome to educate themselves, but felt comfortable with the situation as it is. The MVC will be meeting with the traffic engineer within the next week to get started.

Mr. Cavallo stated that he was interested in the professional planners' opinion of the turning lane.

Mr. McCourt asked how this study would be different from all the other traffic studies that have been conducted in the area. Mr. Turner stated that he has not seen any of the other studies, but would be interested in reviewing them for comparison.

Mr. Wilson added that the refrigerated delivery trucks need to be running all day, and that drivers have mentioned that they would like to arrive at the store earlier. Mr. Turner stated that the store may be increasing their storage areas.

Mr. Turner stated that the goal is to be as thorough as possible, so that there would only need to be one round of studies. He stated that it is important that the Planning Board and the MVC work together, and he stated that the communication lines are open.

Mr. Coogan, (agent representing Stop & Shop) happened to be in the audience for an upcoming hearing and noted that the Department of Transportation is in favor of a turning lane, and has given more options to the Stop & Shop engineers.

The Board thanked Mr. Turner for attending the meeting.

6:12 PM: McCargo LLC, 8 Green Hollow Way (29-130.1) SP: Coastal & Surface Water Districts. Construct one 6' x 20' seasonal float and one tie-off spile located within the Faired Pier Line.

In Attendance: Reid Silva

Mr. Silva approached the Board and presented the plans. A site visit was conducted on the morning of the hearing. All of the proposed additions to the pier will fall within the Faired Pier Line, and work in line with the end of the existing dock. The additional float would not extend beyond current 'L'. There would be 11 feet from the proposed float to the existing pier, and 14 feet from the proposed float to the property line. The DEP mandates that there be 50 foot waterways, but the conditions are pre-existing. Mr. Silva stated that the Marine Advisory Committee did not have any issues with the application, and noted that the DEP will probably request a letter from the neighbor due to the close proximity. There is currently no pier on the neighboring property.

Mr. McCourt asked if the existing mooring pile would create a bottleneck for boats navigating between the two. Mr. Silva stated that he did not think it would. Mr. McCourt also asked if there would be a ramp or a ladder to the float. Mr. Silva stated that Steve Ewing will be building the float, and had not discussed whether a ladder or a ramp would be used. Mr. Silva was of the opinion that a ladder would make more sense.

Ms. Greenough asked if there were any lateral access stairs, as she did not see any on the site visit. Mr. Silva stated that lateral access stairs are required by the DEP and that he would look into it, and add them if necessary.

There was no one in the audience in support of or opposed to the application.

Mr. Mascolo moved to approve the proposed float as presented with the addition of lateral access stairs and the standard conditions, including the Wilson Amendment¹, the Brewer Amendment² the Ewing Amendment³. Mr. Cavallo seconded, and the motion passed unanimously, 4-0.

6:20 PM: Continuation of Public Hearing: Beach St Properties, LLC; 2 Beach St (29B-84) SP: Coastal District. Demolish 100 year old non-conforming structure on a non-conforming lot, remove portion of structure and garage located on town-owned property and rebuild on existing footprint less violations.

In Attendance: Geoghan Coogan, George Davis, Kim Naylor

Mr. McCourt stated that the Board only four members, and asked Mr. Coogan how to proceed. The meeting took a brief recess while Mr. Coogan consulted with his client.

¹ A life-saving device must be prominently and readily available on the pier

² A time allowance to rebuild the pier in case it is demolished by a natural disaster

³ A ladder at the end of the pier from below the water line to the deck of the pier.

Mr. Coogan announced that the applicants would like to request that the Board postpone the hearing to February 2, 2016 when a full Board would be present.

The Board apologized to the members of the audience who had traveled to attend the meeting.

Mr. Mascolo moved to continue the application to February 2, 2016. Mr. Cavallo seconded, and the motion passed unanimously, 4-0.

Other Business:

Mr. McCourt signed two copies of the amended S.122 letter. The Board reviewed the proposed bill.

Mr. Cavallo moved to adjourn. Mr. Mascolo seconded, and the motion passed unanimously, 4-0. The meeting was adjourned at 6:38 PM.

Respectfully Submitted,

Lucy Morrison

<i>Michael McCourt, Chairman</i>

<i>Robert Cavallo</i>

<i>Fred Mascolo</i>

<i>Robert Sparks</i>

<i>Alan O. Wilson</i>
Edgartown Planning Board
Date signed: _____