

Edgartown Planning Board Meeting Minutes
September 13th, 2016 at 5:30 PM
Town Hall – 1st Floor Selectmen' Room

Members in Attendance: Chairman Alan Wilson, Robert Cavallo, Michael McCourt, Robert Sparks and James Cisek, Alternate

Members Absent: Fred Mascolo

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

Chairman Alan Wilson opened the meeting at 5:30 PM.

EMERGENCY: Edgartown Water Department: Minor modification to SP issued in 1993 to change the use of the old method of exterior spray painting to modern equipment for exterior spray painting that does not affect abutters. This is in regard to the renovation of the Standpipe which is scheduled to take place next week. The restriction was only noticed yesterday.

Water Department Superintendent, Bill Chapman, requested this discussion with the Planning Board immediately after discovering that the original decision contained a restriction that did not allow exterior spray painting. He explained that the new system does not have any “overspray” – it is delivered “airless” and does not let paint escape into the environment. Sparks asked if they are concerned with the weather. Mr. Chapman said they will spray when it is not windy. Cisek asked if there was any prep work to make the site accessible. No containment is necessary replied Chapman. The new system collects everything. McCourt asked if there was any documentation on the system. Chapman responded that there were 117 pages of documentation and would forward it to the assistant. Sparks made a motion to authorize a modification to the 1993 Water Co. decision to allow the new airless technology to paint the standpipe. McCourt seconded and Cavallo and Wilson voted yes.

~~5:30 PM~~ 5:45 PM: Public Hearing - Wave Lengths (Jayne Leaf); 223 Upper Main St (20A-95) B-II Business District. Applicant requests a special permit to construct a new 3-story mixed use building with three (3) residential units and two (2) commercial units.

In Attendance: Phil Miller; building project manager; Jayne Leaf, owner; Colin Young, Saki Pitliangas (Go Modular) representative.

Chairman Wilson asked Ms. Greenough to read the public notice.

A copy of the original site plan prepared by Schofield Barbini & Hoehn, Inc., in 2011, the proposed landscape plan and the two renderings were pinned to the bulletin board in the Selectmen's Meeting Room.

Phil Miller approached the board and stated he was here to represent the proposed project. He passed out renderings of the proposed project to the board members and handed the assistant an additional

letter of support. He did not provide the board members with any plans. He said nothing has changed since the meeting in August. The assistant left the meeting to retrieve the plans.

Mr. Sparks looked at the landscape plan and asked about the percentage of open space. Mr. Miller responded 21%. He asked if there was a planting schedule, and if the brick driveway would be installed. Mr. Miller responded no to the planting schedule and no to the brick driveway, it would be peastone. Mr. Sparks asked where the existing trees in the front of the building were on the landscape plan. Mr. Miller said the clouded area is the location of the existing trees in front. Chairman Wilson asked where the handicapped access in the front of the building was located on the landscape plan. Mr. Miller said it was not there, but was a requirement for the building permit. Chairman also asked if the stone wall on the rendering would be installed. Mr. Miller said no. Mr. McCourt asked if the windows on the side of the Clarion Hotel had been replaced. Mr. Miller said the existing windows need to be replaced per elevation plan ED3.

Mr. Cavallo asked which windows will be replaced. Mr. Miller responded that 8 windows will be replaced versus 7 windows which are proposed.

Mr. Cavallo also asked about how the original Sullivan & Associates plans that were approved by the Planning Board in 2011 got developed into the modular plans being presented today. Mr. Saki Pitliangas from GoModular said he received the conceptual plans with one entrance at the front. It was later determined that an egress was added to the rear of the building. Mr. Cavallo asked if Mr. Pitliangas changed the plans. He said yes. Mr. Cavallo asked if the modified plans were sent back to the applicant to authorize the changes. Mr. Pitliangas responded of course, I would not change the plans on my own. Mr. Cavallo asked how many times the plans were changed. Mr. Pitliangas responded about 15-17 times. Mr. Cavallo stated that does not agree with what the applicants reported to the Planning Board. Mr. Cavallo continued to say that according to the applicants two separate plans for two separate properties both owned by the applicant, were merged together thereby creating the current proposed plans. The applicant claimed they never saw the plans. The two separate properties are located at 223 Upper Main Street (this application) and 284 Upper Main Street, another application previously approved by the Planning Board.

Mr. Cisek asked about the elevator that projects through the roof, exceeding the height restriction. Mr. Cisek also asked about the dormer on the front that creates additional mass in square footage and bulk of the building, and if something could be done about it.

It was noted that there was little to no outside lighting on any of the plans, especially for the handicapped. Mr. Miller said there are two at the front and they are not on the plans.

It was also noted there was no handicapped access on any of the plans and that applicant's agent was unaware of the new handicapped law that requires a handicapped access to any outside door, including the added one in the rear of the building. Chairman Wilson said it would violate the setbacks if installed on front. Mr. Miller said it is not a structure. Mr. Wilson said the parking is in the rear, why would the access be in the front? Mr. Miller said he knew a little about disabilities (he lost a leg in an accident) said

he is planning on having them unload in the front. It was noted there were no handicapped parking spaces on any plans, and they should be included

Mr. Sparks asked if the back door feeds into a hallway. Mr. Miller said the back door has access to all units.

Chairman Wilson requested that they provide a condominium association that explains who manages and maintains the property.

Chairman Wilson said Fire Chief Shemeth and the State Inspector for the Department of Fire Services did a walk through and were very troubled by the many irregularities of the inadequate installation of smoke alarms and related electrical systems. Colin Young said it is not finished yet. He also did a walk through and has feedback on what needs to be done, stating that it cannot be done yet.

It was discussed that the applicants need a variance or special permit for the elevator shaft that protrudes through the roof and exceeds the height restriction.

Mr. Cisek asked again about the dormer over the front door on the second floor, and suggested they redesign it to what was originally approved with Sullivan's plans. He said it does not look appropriate asking if it was a 3 pitch. He thinks it should be setback and set in from the side. The applicant's response was it is almost impossible to change it now because that is where the kitchen is located. Mr. Miller answered he does not know the exact pitch, adding that the structure has insulated panels for energy efficiency, and stairwells are located on either side of the elevator. He said everything got shifted inside.

It was noted that one window on the side of the Clarion Hotel did not have a second shutter, and why there were no shutters on any windows on the Dance Studio side of the building. The applicant's response was they would put in the second shutter. He added the lack of shutters on the dance studio side of building was because they didn't think it would be visible.

Mr. Cavallo asked what the difference was in the previous plans and the current plans other than the 6-8 windows. Mr. Miller responded that window trims are different, full Edgartown style window with sill and shutters were added. Mr. Cisek emphasized that the shutters must be hung on hinges and correct hardware used for installation, not just hammering shutters to the exterior.

Chairman Wilson said he would like the landscaping to match the Dance Studio's landscaping. He also mentioned that Norman Rankow's newly renovated structure next to the Fish Market is very well done with shutters, landscaping and white fencing. Mr. Miller said he appreciated the input and suggestions.

Mr. Cavallo said he would like to see a new set of plans that include both handicapped accesses, noting that the law changed in July regarding handicapped access to all outside entrances/exits. Lenny Jason, Building Inspector is the ADA representative. Mr. Wilson added that he would like to hear from the handicapped people in town to see if they would be happy.

Chairman Wilson said he would like to see other improvements including all outside lighting, gutters, hide the air handlers, and the electric boxes.

Chairman Wilson led a discussion as to who butchered the trees in front of the property. The applicant responded that it was Eversource Electric. Mr. Cavallo said that one large 4-6' branch was removed by the applicants.

Chairman Wilson asked about the large bulkhead and stairs in the rear of the building leading to the basement that needs to be removed from the plans. Mr. Miller said it is for service access and said the "basement is not permitted at this time." The board may condition that it will not be used for commercial or residential uses.

Mr. Cavallo made a motion to continue the hearing to October 4 asking the applicants to prepare another set of plans and address the requests made at this hearing. The assistant will prepare a list as soon as the minutes are finished and the board has reviewed the list ASAP.

Mr. Cisek said to come back with something to modify the dormer - lessen it if at all possible. The applicant's response was that the State is involved, as they approved the drawings. The applicant will review.

Mr. McCourt seconded the motion to continue and it was unanimously passed, 5-0.

6:19 PM: Housing Production Plan - Discussion with the Affordable Housing Committee

In Attendance: Tim Rush, Christina Brown, Christine White, Nancy Trimper

The Affordable Housing Committee (AHC) just held a joint meeting with the Board of Selectmen. It was noted that the same questions about durational residency and local preference keep coming up.

Mr. Sparks asked why the AHC was present. Ms. Morrison answered that building consensus between Town Boards is helpful and productive when joint efforts, like the Housing Production Plan, are underway.

Ms. Greenough mentioned that the AHC is an advisory board to the Board of Selectmen, and that the Selectmen aren't always interested in following the AHC's recommendations. She stated that the Planning Board is willing to listen.

Mr. Cavallo asked about the Meshacket project. Christina Brown gave a short history of the project, including how it was originally planned as a small cluster of single-family homes, similar to Jenney Way. After the Housing Needs Assessment was released in 2013, which emphasized a strong need for one-bedroom rentals, the Committee switched their focus to what the new document presented. It was later found out that a majority of the property lies in protected habitat, which has been bound and staked. The Committee has held three public forums to discuss the Meshacket parcel and has obtained a fair amount of feedback.

Mr. Cavallo asked what the Planning Board could do to help. Christina Brown mentioned that the Planning Board was working with the Selectmen to add a bike path along Meshacket Rd. She asked what the status of that effort was. Mr. Cisek mentioned that he was on the Committee that originally helped organize that idea, and that they will be meeting at the library on September 20th at 4 PM.

Mr. Cavallo stated that he did not want to say anything discouraging, and asked if there was anything the Planning Board could do to help.

Christine White stated that the main difficulties come from having to make the development palatable to a developer, the abutters and the Selectmen.

Christina Brown stated that the AHC plans to apply for a cluster development, and a 40B comprehensive permit for density. The AHC plans for a 99 year lease.

6:30 PM: Discussion: Richard DeTucci re: 18th St South/Pennywise Path
In Attendance: Richard DeTucci, Doug Hoehn

The Planning Board conducted a site visit the morning of the hearing, and M. DeTucci reiterated that there is a traffic problem. Cars come from 14th St (a paved road) and travel down an unknown dirt road that abuts his property, and turn onto 18th St (which is also paved). There is a large electric pole on the corner of the unknown road and 18th St that is almost in the road. He has witnessed a number of near accidents and hopes the town can identify the road or determine if it is an easement for the electric company.

Ms. Greenough stated that she did not have time to run a title search. She encouraged Mr. DeTucci to keep looking for more information, and relay it to the Board. She also stated that he should continue to pursue at Eversource Electric connection.

Mr. Cavallo moved to adjourn. Mr. Sparks seconded, and the motion passed unanimously. The meeting was adjourned at 6:49 PM.

Respectfully Submitted,

Lucy Morrison & Georgiana Greenough

Alan O. Wilson, Chairman

Robert Cavallo

Fred Mascolo

Michael McCourt

Robert Sparks

Edgartown Planning Board
Date signed: _____