

Edgartown Planning Board Meeting
February 10, 2015 at 5:30 PM
Selectmen's Meeting Room – 1st Floor
Minutes

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

Staff in Attendance: Georgiana Greenough, Assistant

MRK Mullen Realty LLC, 19 Mullen Way (29A-97) Subdivision – Withdrawal & New Application

Those in attendance: Michael Kidder, Skip Tomassian, Michele Casavant and Doug Hoehn.

The applicants asked the board to approve the withdrawal of the subdivision's 10-parcel application plan received on November 18, 2014 and approved by the Planning Board on January 13, 2015. Subsequently the board received a letter dated January 21, 2015 from the Martha's Vineyard Commission director, Mark London, which stated the application needed to be referred to the MVC on the basis of the following DRI Checklist items: 2.2 Division Resulting in Six or More Lots which is a Mandatory Referral and 2.5 & 8.4 which is a Division of Habitat with MVC concurrence. Additionally, the board received a letter from Town Counsel dated January 26, 2015 stating the board should rescind their vote of January 13, 2015 and refer it to the MVC. The board rescinded their vote at a special meeting on January 29, 2015. The board did not refer the original plan to the Commission because the applicant asked to have the application withdrawn on January 29, 2015.

Mr. Wilson made a motion to accept the withdrawal of the application received on November 18, 2014 without prejudice. Mr. McCourt seconded the motion and it was unanimously passed 5-0.

The applicant then submitted a new subdivision plan to divide 7.1 acres into a total of 9-parcels. Three new plans were presented: Site Plan, NHESP plan, and an Overlay Plan all dated February 10, 2015. A brief discussion ensued about referring the application to the Martha's Vineyard Commission under DRI checklist items: 2.5. Division of Habitat & 8.4 Significant Habitat both of which are to be considered with MVC concurrence, which means the application does not rise to the level of a public hearing, but is subject to review with MVC staff and the Land Use Planning Committee (LUPC). Mr. Hoehn discussed the process at the MVC, and the dates involved: Staff Review on February 19, LUPC on March 2 and Vote at public meeting of the MVC on March 5. The Planning Board has tentatively scheduled and will advertise a hearing for a public hearing on March 10, 2015. If the MVC process takes longer, the board will open the hearing on March 10, 2015 and continue it to a later date. A brief discussion ensued regarding the Checklist item 2.2 regarding the division of 10 lots or more. The applicant maintained that there were only nine (9) parcels in the new application, and did not have to be referred.

Mr. Cavallo made a motion to refer the application to the Martha's Vineyard Commission under the above referenced Habitat DRI checklist items. Mr. Sparks seconded the motion and it was unanimously passed 5-0.

91 North Water St (20D-282) Add 2 floats & 2 piles

Those in attendance: Doug Hoehn

The Board conducted a site visit in the morning of the hearing. Mr. Hoehn presented the application for the addition of two piles and two 6'x16' floats to an existing licensed private non-conforming timber pier at 91 North Water St. Two existing piles and a portion of a float are located outside of the perceived lot line. The distance from the applicant's proposed float is 69' from one of the abutters' piles. Both the Conservation Commission and the Marine Advisory Committee approved the application.

Mr. Cavallo made a motion to approve the application with standard pier conditions. Mr. Sparks seconded the motion and it was unanimously passed 5-0.

Form A - Tharp, 77 Fuller St (19A-5) One lot into two lots.

Doug Hoehn, Schofield Barbini & Hoehn, Inc. presented the Form A application for a two lot division of land. Both lots meet zoning and have adequate frontage on two streets. Lot 1 (19,520 s.f.) is located on Fuller St & Starbuck Neck and Lot 2 (10,124 s.f.) is located on Fuller and Thayer Lane.

Mr. McCourt made a motion to endorse the ANR-Form A as it has adequate frontage and meets zoning. It was unanimously passed.

Curb Cuts – Twanette Tharp, 77 Fuller St (19A-5) PERMIT for two curb cuts on one lot.*Those in attendance: Twanette Tharp, Pam Scott, and Mark Lucier, builder*

A site visit was conducted in the morning with Twanette Tharp, Pam Scott, Stuart Fuller, Highway Superintendant, and four members of the Planning Board (Mascolo, McCourt, Cavallo, Sparks). They discussed the new zoning bylaw that restricts the number of curb cuts in R-5, B-I and B-II to one 16' wide curb cut per lot. Lot 2 has two preexisting curb cuts, noting that the Fuller Street curb cut shall be eliminated. For the newly created Lot 1 the applicant requests two curb cuts to create a one-way driveway from Starbuck Neck which shall exit onto Fuller St. It was noted there is very little space to turn around. The applicants also wanted to preserve some existing mature specimen trees and create less asphalt. They will be changing the grade of the driveway to meet the level of the existing streets and sidewalks. The curb cut application as presented was unanimously approved.

The meeting was adjourned at 6:20 p.m.

Respectfully Submitted,
Georgiana Greenough, Assistant

<i>Fred Mascolo, Chairman</i>

<i>Robert Cavallo</i>

<i>Michael McCourt</i>

<i>Robert Sparks</i>

<i>Alan O. Wilson</i>
Edgartown Planning Board