

Edgartown Planning Board Meeting
July 21, 2015 at 5:30 PM

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

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

Chairman Michael McCourt called the meeting to order at 5:30 PM.

Continuation. 2 Beach St LLC, (29B-84) SP: To demolish a 100-year old dwelling on a non-conforming lot & construct a single family dwelling. The existing structures are partially located on town owned property, Dunham Rd.

Ms. Greenough announced that the application has not yet been returned from the Martha's Vineyard Commission. She recommended the Board continue the application. Mr. Cavallo moved to continue the application to August 18, 2015 at 5:30 PM, pending the MVC decision. Mr. Sparks seconded and the motion passed unanimously, 5-0.

5:34 PM: Form A – McCall, Joseph B. 47 Morse St (20D-84.1 & 84.2)

In Attendance: Kara Shemeth, Schofield Barbini & Hoehn, Inc. & Mike Hegarty, proposed buyer

Ms. Shemeth presented the application for a lot line adjustment between two lots. The adjustment would allow both lots to meet zoning requirements. Lot 84.2 is slightly larger than 10,000 square feet, while Lot 84.1 is slightly smaller than 10,000 square feet. Both lots have proper frontage.

The Board asked about the accesses to the properties. There is currently pea stone across the entire front border of the property and the road. Mr. Haggerty explained how a new driveway will be added. Ms. Greenough stated that a 16 foot curb cut is the maximum width. She recommended that Mr. Haggerty fill out a curb cut application and attend the next meeting on August 4th.

Mr. Sparks moved to endorse the Form A as submitted. Mr. Mascolo seconded, and the motion passed unanimously, 5-0.

Public Hearing Continuation: Wave Lengths, 223 Upper Main St (20A-95) Modification to a SP to extend the permit for the fourth year.

In Attendance: Colin Young

Mr. Mascolo recused himself from the hearing and left the room.

The Board has been waiting for information from the Board of Health that was requested at the last hearing, regarding certain violations. The Board has not yet received an official letter from Mr. Poole. Mr. McCourt had a discussion with Mr. Poole about the application, and it was determined that if there is a violation, it is small and not worth being a hindrance to this request for an extension to the Special Permit. A letter from Cooper Environmental stated that the tight tank was functional and had been inspected.

Mr. Cavallo asked if construction would be starting soon. Mr. Young stated that he was hoping to start in October.

Mr. McCourt emphasized the importance of following all of the conditions from the original permit. Mr. McCourt stated that the Board may grant the permit for another full year, or in an effort to try to push the project along, have the permit expire on December 31, 2015.

Mr. Young stated that the delays have not been due to lack of desire to complete the project. He stated there have been many extenuating circumstances. He recounted the Land Court disputes and the separation of partners. He said that if the project has not begun by the end of this year, it is likely to be abandoned.

Mr. McCourt reiterated that this would be the fourth extension, which is the only reason it would not be extended for the full year.

Mr. Young stated that the financing is in the final stages. There is a contract between the building company and the bank that is currently being finalized.

Mr. Wilson asked how long the construction will take. Mr. Young replied that the building will be modular, and thought that it would be finished quickly.

Mr. Cavallo moved to extend the special permit for one full year, until July 21, 2016, with a review of the project in six months. Mr. Sparks seconded, and the motion passed unanimously, 4-0.

Mr. Mascolo rejoined the meeting.

SNEAPA CONFERENCE, Hartford, CT September 24-25, 2015.

Ms. Greenough announced that she would like to attend a SNEAPA (Southern New England American Planning Association) conference in Hartford, CT September 24th – 25th. The Board agreed that she should attend.

REVIEW OF FLOYD AND PRIORE DECISIONS

The Board reviewed of the decisions for the Floyd and Priore applications. Ms. Greenough stated that it was very important for the Board to provide specific reasons (*FINDINGS*) why applications are being approved or denied using language as outlined in the Special Permit Criteria. The Board suggested that Ms. Greenough introduce the application at the beginning of the hearing and mention the key issues that the Board needs to review, similar to the Staff Report held by the Martha's Vineyard Commission at the beginning of a DRI meeting. They also

recommended that Ms. Greenough make a summary sheet for them to have at the site visit, so they can see all of the key issues in front of them.

UPDATED ZONING BYLAW BINDERS – JULY 1, 2015

Ms. Greenough distributed the amended and updated zoning bylaw books. Section four provides an article “How to Write a Good Decision” written by the Asst. Attorney General. Ms. Greenough stated that it would be in the best interest of the Board to abide by these recommendations when stating findings when they made a decision. The new binder also provided the updated DRI checklist from the MVC. Mr. Wilson said he would like to have the Rules and Regulations for Special Permits and the Rules and Regulations for Subdivisions also included in the binder.

ZONING BYLAW PROPOSED AMENDMENTS FOR ATM 2016.

Ms. Greenough stated that the Board will need to start holding public hearings for zoning bylaw amendments from October 15 – December 31, 2015. She will provide a list of potential amendments at the next meeting.

MARTHA’S VINEYARD COMMISSION

Mr. McCourt asked how many Developments of Regional Impact there are each year. Ms. Greenough stated that she would need to consult with Paul Foley to get an exact number of island-wide DRIs. Mr. McCourt stated that it might be beneficial for the Planning Board to attend more MVC meetings.

Mr. Sparks stated that he would like to invite the new MVC Director, who will be replacing Mark London, to attend a meeting to become introduced to the Board. Mr. Sparks would like to have an open discussion and present a list of the biggest projects that were and were not forwarded to the MVC in the past few years.

The Board discussed medical marijuana regulations, and the differences between zoning regulations and town codes. Ms. Greenough stated that the medical marijuana dispensary and growers need standard zoning regulations adopted from the State Code.

EDGARTOWN LOFTS – APARTMENTS, Post Office Square

Ms. Greenough mentioned that after a number of complaints about the Edgartown Lofts project at the post office parking lot, the contractors have finally removed a portion of curb that was causing people to trip in front of the Post Office. She also mentioned that Sean Murphy, agent for the Edgartown Lofts, gave her the name of a contact at Hajjar Management for complaints. Paul Mahoney, Hajjar Management Co., Inc., 30 Adams Street, Milton, MA 02186. Tel: 617-296-5200. Fax: 617-296-5300. info@hajjarmanagement.com. Ms. Greenough was also informed that more signage will be added to the parking lot, but not until after the apartments have been built.

Mr. Mascolo mentioned that since the reconfiguration of the parking lot, he has not had a problem finding a parking space. The rest of the Board agreed. They also agreed the signage needs to be improved and much sooner than when the apartments are finished.

HISTORIC DISTRICT COMMISSION – EXPANSION

Mr. Sparks suggested that the Board send a letter to the Historic District Commission (HDC) in support of the expansion to the Historic District. The Board reviewed the map of the proposed expansion. Mr. McCourt stated that he would be in favor if the Commission specified policies and decisions more clearly. Ms. Greenough suggested that Bricque Garber, Administrative Assistant to HDC, attend the next meeting and review the Commission’s format of approval.

ALL ISLAND PLANNING BOARD MEETINGS

Ms. Greenough reminded the Board that the next All-Island Planning Board meeting is Wednesday, September 23, 2015. The minutes from the last All Island PB meeting held in Edgartown on May 20th have been finalized. Mr. Wilson mentioned that there are certain zoning exemptions for Habitat for Humanity that could be examined in conjunction with the other zoning changes being proposed.

Mr. Cavallo moved to adjourn. Mr. Sparks seconded, and the motion passed unanimously. The meeting was adjourned at 6:48 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: _____