

Edgartown Planning Board Meeting Minutes

August 4, 2015 at 5:30 PM

1st Floor – Selectmen’s Meeting Room Town Hall

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

Sign-In: Mike Hegarty, Brian Byrne, Lil Province, the Savilles, Dudley Cannada

Chairman Michael McCourt called the meeting to order at 5:33 PM.

5:33 PM: Curb Cut: Saville, Wilson and Ellen 124 North Water St (20D-274)

In Attendance: Chuck Sullivan, Wilson and Ellen Saville, Lil Province

Mr. Sullivan approached the Board to explain the application. There is an existing 16 foot curb cut on the property, and the applicants would like to shrink it to 14 feet and relocate it to join in with the abutters existing 18 foot curb cut. The parking area on the street in front of the house is currently about 28 feet long, which is too short for two normal-sized cars. Once the curb cut is moved, there will be about six feet added to the on street parking in front of the house, which will still leave room for the applicants to back out.

There is currently a streetlight that would need to be moved approximately 18 inches to accommodate the new curb cut. The applicants did not want to move it much in order to maintain equal spacing between the streetlights.

The Board conducted a site visit the morning of the scheduled meeting, and discussed notifying the abutters of the intentions to relocate the curb cut and move the streetlight. The applicants agreed to do so. Mr. McCourt asked if the abutters had been notified yet. Mr. Sullivan replied that the abutters had not yet been contacted.

The applicants are still working with the Historic District Commission on a couple of outstanding modifications, including the widows walk and the aluminum clad windows.

Mr. McCourt asked if the homeowners are responsible for adding the curb and paying for the expenses of moving the light. Mr. Sullivan responded yes, and that the applicants will be buying the new brick and granite curbing, with the intent to reuse as many materials as possible.

Mr. Sparks moved to approve the curb cut as presented and as conditioned, with the removal of the old curb cut, and responsibility for expenses. Mr. Mascolo seconded, and the motion passed unanimously, 5-0.

Subsequently after the meeting, Gene Barbato and Janice Barbato Conroy, abutters to the applicants, responded via email with concerns about the relocation of the streetlight. The Board decided to schedule a hearing for the next meeting on August 18th.

5:39 PM: Curb Cut: 49 Morse St (20D-84.1)

In Attendance: Mike Hegarty

Mr. Hegarty approached the Board to explain the application. The property currently has a curb cut that extends the length of the 55 foot property. The proposal involves narrowing the curb cut to just under 16 feet, closer to the west side of the property. There is no on-street parking on either side of the road. The homeowners will be backing out of the driveway, unless they are able to install a small hammerhead in the front lawn for cars to enter the street facing forward.

The board conducted a site visit the morning of the scheduled meeting. The Board asked about the plans for the existing garage. Mr. Hegarty stated that the garage will be demolished.

Mr. Mascolo moved to approve the curb cut application as presented. Mr. Sparks seconded, and the motion passed unanimously, 5-0.

5:46 PM: Proposed Zoning Amendments for Annual Town Meeting 2016; schedule public hearings between October 15 and December 31.

Ms. Greenough explained that public hearings for proposed zoning amendments cannot be held more than six months prior to the Annual Town Meeting Date of April 15th, 2016, and that the deadlines for articles to be placed on the warrant is December 31st, 2015. The interim restrictions on medical marijuana will need to be modified. There are agencies from other states looking to set up a dispensary specifically in Edgartown. The interim bylaw restricts the dispensary to the B-II District only, but there is no space large enough available. The Board discussed considering the Airport, B-III District. Ms. Greenough will ask the Police Chief and the Airport Commission to become involved in the discussion.

There is space at the airport that was originally designated for housing. Ms. Greenough suggested the Board also revitalize that proposal. The Board discussed the reasons why the housing development failed. Ms. Greenough emphasized that the B-III District is under-utilized, and suggested that the Board consider different options and see what the rest of the town thinks.

Mr. McCourt stated that it is important for the Board to be prepared before the medical marijuana public hearing process begins. He suggested that extensive research be conducted, and that the Board be educated on what is mandatory for regulations. Ms. Greenough also stated that the Board of Health will be an integral part of the process, and that it would be helpful to work together while also distinguishing between the jurisdictions of the Boards.

Ms. Greenough also mentioned that bylaw article 11.9 on non-conforming structures, and 14.5 on the Katama Airfield Overlay District need serious clarification. The Building Inspector and Town Council will also need to be involved.

Ms. Greenough highly recommended that the Board use the floor to area ratio (FAR), which is not currently utilized anywhere but the B-II District, to establish density restrictions. She stated that many other towns use FARs, and it could be greatly beneficial to add to the Shore Zone, Coastal District, R-5 District, and the historic areas of town. Mr. Wilson commented that the FAR isn't helpful on large 3-acre lots. Ms. Greenough agreed, and said that the FAR would only be employed in the districts with small lots. A discussion of the density of houses on High Street and South Water Street ensued.

Mr. McCourt asked if the Historic District Commission used any type of density restriction in their decisions. Ms. Greenough replied that density and zoning are not in the Historic District Commission's purview.

Ms. Greenough reminded the Board that Ms. Garber will be attending the meeting on August 18th to answer questions about the proposed expansion to the historic district, and general procedures of the Historic District Commission.

6:07 PM: Discussion: Meshacket Rd and Meetinghouse Way

In Attendance: Brian Byrne and Dudley Cannada

Ms. Greenough stated that the purpose of this discussion is to figure out ways to assist with the planning of the traffic issues with Meshacket Road and the paving of Meetinghouse Way. Meshacket Road is extremely dangerous. There are two large parcels of land on the road which are primed to be developed: nine acres to be used for affordable housing and 54 acres available on the market. The additional traffic that could be caused by these developments

The Board discussed the new Morning Glory Farm exit, and how effective it has been. Ms. Greenough emphasized that Meshacket Road still needs some sort of bike path, bike lane or sidewalk. It is fallacious to think that the dangers to pedestrians and bikers will be reduced once Meetinghouse Way is paved. Ms. Greenough stated that the Board needs to examine how to maximize what the town-owned land, and widen the shoulder of the road.

Mr. Byrne commented that he spoke with the Selectmen who have stated that work could begin on Meetinghouse Way sometime between the fall of 2015 and the fall of 2016. Mr. Sparks suggested hiring someone to help with the design. Ms. Greenough stated that she will speak with Patricia Leclerc and Bill Veno at the Martha's Vineyard Commission.

Report from Chief Rossi RE: Simpson's Lane/Chappy Ferry Line

Mr. Mascolo stated that the police have connected a camera on Simpson's Lane into the police stations's video system which is up and running. This provides direct information from Simpson's Lane to the officers. There are two officers are stationed on Simpson's Lane all day during the summer

months, and a third officer is sent when the cameras show that it is busy. Mr. Cannada stated that the officers are not properly trained, but they are improving. They do not give tickets, and until recently, were not even telling people not to park in front of driveways. Mr. Cannada explained that nothing has been done about the landscaping and delivery trucks. He also detailed an incident where an ambulance from Oak Bluffs did not know to use the short-cut line on Dock Street and was stuck in the Simpson's Lane line for more than ten minutes because no one in the line moved to get out of its way. He stated that the traffic officers have not been properly trained on how to clear the line. Chief Rossi has since responded. Mr. Cannada stated that he is annoyed with the Selectmen for having ignored all of the Planning Board's suggestions of what to do to remedy the situation.

Mr. Wilson commented that today he was unable to make it back to Chappy (his home) and return in enough time to get to this afternoon's Planning Board meeting, due to the lengthy wait on Simpson's Lane.

Mr. Mascolo stated that a third boat would be the most effective solution.

Everyone agreed that Mr. Wells is doing what he can. The two ferries are running earlier in the morning. Mr. Cannada stated that there is rarely a line before 10, but then all of a sudden the line runs all the way to Pease's Point Way.

New Business

Mr. Wilson mentioned the development in Oak Bluffs off of County Rd. It was a special permit that had conditions pertaining to affordable housing. The developer/builder is now insisting that the special permit is still valid, even though there have been changes to regulations. Mr. Wilson suggested that Edgartown place some type of sunset clause onto special permits in case this situation arises.

The next meeting has been scheduled for August 18th, 2015.

Mr. Cavallo moved to adjourn. Mr. Mascolo seconded, and the motion passed unanimously, 5-0. The meeting was adjourned at 6:35 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: _____