

Edgartown Planning Board Meeting Minutes
Tuesday, October 20, 2015 at 5:30 PM
Town Hall – 1st Floor Selectmen’s Meeting Room

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

Members Absent: Fred Mascolo

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

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

5:30 PM: Form A – Catherine L. Clairmont, Duarte Circle (36-15.23) Divide a 1.08 acre lot into two conforming lots located in the R-20 residential district

In Attendance: Doug Dowling

Mr. Dowling approached the Board to explain the application. The plan divides the lot into two parcels. The Board conducted a site visit the morning of the meeting. Both of the lots have adequate frontage and access. The Board of Health has restricted the slightly larger lot to a three-bedroom dwelling with an advanced system because it is located in the wellhead zone (Zone II). The other lot is outside of Zone II, and four bedrooms will be permitted. Mr. Cavallo moved to endorse the Form A. Mr. Sparks seconded, and the motion passed unanimously, 5-0. The Board signed the plans.

5:35 PM: Discussion: Stop & Shop proposed expansion

In Attendance: Lisa Davis- planner/consultant, Dave Taglianetti- engineer, Randy Hart- traffic planner, Greg O’Brien- Stop & Shop, Mary McEvoy- Edgartown Store Manager, Chuck Sullivan- architect, Geoghan Coogan- lawyer

Lisa Davis, the project manager, gave a brief history of the Stop & Shop. The building was purchased from A&P in 2003. The building is 25,000 square feet, with 18,000 square feet of sales space, and parking for 142 cars. She stated that the size of the building is small for a modern supermarket, especially for one as busy as the Edgartown store during the peak months. She stated that the store has had several challenges, including a lack of retail and storage space, which limits the variety and diversity of available products. She added that there is only one functional entrance, one restroom, and noted that the bakery and fish area conflict. There is not enough storage space or food preparation area. There have also been changes made to the Massachusetts state food code, and while the store is compliant, it is not an ideal situation. More area for food preparation and backroom storage space would have a huge impact.

Ms. Davis stated that the parking lot does not function ideally, and that there are egress and ingress issues. Stop & Shop has acquired a piece of property to the west of the current building, which will

enable the store to expand. The neighboring Edgartown National Bank lease is set to expire soon, and Stop & Shop plans to extend the terms of the lease, but it will allow for an opportunity to relocate the bank on-site. Ms. Davis said that she and the rest of the Stop & Shop team are present before the Board to get feedback on the proposed expansion. There has been no hard engineering done by the applicants. The plans showed an 11,000 square foot addition onto the western corner of the building; and a relocated bank, so that the central driveway on Upper Main Street would line up with Pinehurst Rd, as well as a reconfigured parking lot.

Mr. Sparks asked if the bank could be moved inside the building, similar to what is done at many supermarkets off-island. Ms. Davis said that she has mentioned the idea to the bank officials, and that they would consider it. Mr. Taglianetti mentioned that Edgartown National Bank has four locations, and only two have drive-thrus, and that the bank officials have stated that the drive-thrus are important to them. If the bank were to move inside, it would be much more difficult for them to maintain their drive-thru lane.

Mr. Wilson stated that the addition seemed redundant, and asked if the store could combine the summer-only portion of the store into the rest of the store, and only sell beach products in the summer.

Mr. Taglianetti stated that the summer store space will be incorporated into the main store, and noted that it is shown on the plans as part of the existing space. Mr. Sparks asked if most Stop & Shops carry as much beach equipment as the Edgartown store. Mr. Taglianetti stated that they do, but it not in a separate store with a separate entrance. Ms. McEvoy added that there is currently no plumbing in the summer portion of the store, which is why it is not used in the winter.

Mr. Taglianetti stated that the Stop & Shop team is doing their due diligence and conceptual planning, and is present before the Board to present their initial findings, and solicit feedback. He stated that the team has researched the geotechnical information of the site, and noted that groundwater is 17 ½ feet, and that the soil is primarily sand. There are no wetlands assesses either on, or adjacent to, the site. The team has researched files locally and with the state for archeological sites. The water department and the sewer department have been consulted, and no issues were found. The Board of Health had some concerns that were circulated to the Stop & Shop team. Mr. Cavallo asked if the concerns were related to the interior of the building. Mr. Taglianetti stated yes, mostly; the loading area and compactor were the only Board of Health issues on the exterior of the building. A permit will need to be obtained from the Board of Health, but Mr. Taglianetti stated that he was confident that the team will be able to satisfy their concerns. Mr. Taglianetti stated that the team has reviewed the zoning requirements for the site, and is aware of the requirements for setbacks, open space, parking, and landscaping. Mr. Taglianetti stated that he anticipates meeting all of those requirements. He noted that Edgartown has a bike storage requirement of one bike parking space for every three car parking spaces. The current proposal includes 188 car parking spaces, and only 36 bike rack spaces. He stated that the number of bike racks could be increased, but that he did not feel that it would be necessary. The Board agreed that 36 bike parking spaces should be sufficient.

Mr. Taglianetti also emphasized the issues with pedestrian and vehicular circulation. He noted that the curbs make it difficult to navigate a shopping cart across the parking area, and that only one point of access and egress into the store causes congestion. Under the proposed project, the summer store entrance would become a second access and egress point. The existing parking on the left side of the building would be utilized to its full potential, but with the majority of the parking remaining in front or on the right of the building.

Mr. Wilson asked if the applicants had observed any of the traffic in the summer. Mr. Taglianetti stated that the parking and traffic counts were done in August.

Mr. Taglianetti introduced Randy Hart, the traffic planner who has been doing the preparation work, and understands the long term needs of the Town. Mr. Hart mentioned that many studies have been done over the years, and that the findings show common themes. Mr. Hart stated that these common themes have been weaved into the proposal. He stated that the new parking arrangement will have a positive influence on the overall traffic flow. Mr. Hart reviewed the current situation: there are three points of access to the site. The access furthest to the west is an exit only for the bank, the central and eastern access points serve as both entrances and exits. All three accesses are self-serving, and do not align with any other driveway access on Upper Main Street. Mr. Hart stated that a main emphasis of the proposal will be trying to improve the alignment with Upper Main Street.

There are also three driveways on the proposed plan. The eastern access and the loading location will stay the same. Mr. Hart stated that there is not much of an opportunity to adjust the loading system. Under the new proposal, the center driveway would move west approximately 100 feet to align with Pinehurst Rd, as was shown to be one of the common theme from the previous studies. This change in access would be an improvement to the current situation, and would help minimize conflicts. The far western entrance would be a drive-thru lane for the Edgartown National Bank. Mr. Hart stated that there are currently two crosswalks, but no strong connection from them to the store. The proposed plan would consolidate the pedestrian crossings, and make a 10 foot wide thru-way, with signage, across the landscaping and the parking lot to the front door. The proposed pedestrian access would be much stronger than what currently exists, and would also minimize conflicts. Mr. Hart reviewed the 188 parking spaces, and emphasized how access and circulation would be improved by the parking that would be added close to the door. Mr. Hart stated that he is excited about the opportunity to provide enhancements to the store.

Mr. Wilson asked if the applicants had considered a parking layout with one entrance and one exit, similar to Cronigs. Mr. Hart stated that the lot is not configured in a way to allow proper circulation, and he wanted to avoid people needing to go off site to gain access to the parking area again. The one-way circulation is tricky, and he also mentioned that Cronigs has one entrance and two exits.

Mr. McCourt commented that the proposal shows more green space in front of the store next to Upper Main Street. Mr. Taglianetti mentioned that a portion of the current parking lot is located on the state highway property, and that one the goals of increasing that buffer area was to move the parking spaces off of the strip of land belonging to the highway department.

Mr. Cisek asked how the applicants were able to achieve 40+ more parking spaces on site. Mr. Hart emphasized the proposed utilization of the western side of the lot, and the area where the bank is currently located. He stated that the current bank location is prime space for parking.

Mr. Sparks stated that the Planning Board is interested in doing something to alleviate the congestion on Upper Main Street, and has considered a loading lane. He asked if Mr. Hart had any advice on dealing with the Department of Transportation, since the road is a state highway. Mr. Hart stated that the Department of Transportation will be encouraged by the improvements made to the Stop & Shop parking lot layout, and the ways that conflicts will be minimized by moving the central driveway to align with Pinehurst Rd.

Mr. McCourt noted that the plan is conscious of the congestion on Upper Main Street. He asked where the stop signs would be placed. Mr. Hart stated that there would be stop signs at the central entrance to the Stop & Shop and on Pinehurst Rd. There would be no stop signs on Upper Main Street. Mr. McCourt mentioned that turning lanes would be helpful, and asked for them to be considered.

Mr. McCourt asked if this expansion would continue to be sufficient enough to benefit the community 15 to 20 years from now, based on the rate of growth across the island. Ms. Davis stated that the proposed expansion is the biggest reasonable expansion on the site available. A construction plan has not yet been completed, but she anticipated that the project will be under construction in the fall of 2016, and then open in the spring of 2017. The store will remain open during construction. She stated that a sequence of events will be submitted to the Board later in the application process.

Ms. Greenough asked about the design of the addition. Mr. Taglianetti stated that the architectural design has not yet been considered, as this is only a preliminary discussion. Ms. Greenough encouraged the applicants to focus on historical touches so that the appearance of the building façade looks in keeping with the neighborhood. The team mentioned that Chuck Sullivan will be designing the architectural aspects of the project, and that he is familiar with the area. Ms. Greenough also mentioned that the Board appreciates unique touches, open space, greenery and landscaping. Mr. Taglianetti mentioned that he was aware of the zoning requirement for 250 square feet of landscaping for 1,000 square feet of pavement.

Mr. McCourt stated that he liked the proposed 20 feet of green space between the store and road. Mr. Taglianetti agreed, and stated that it will be much more functional than what currently exists. Mr. Cisek asked about the existing cherry and oak trees. Mr. Dave said that the trees would be saved, but would not remain in their current location. At their visits to the site, Mr. Taglianetti often admired the mature vegetation, and stated that there will be efforts to maintain as much of it as possible.

Ms. Greenough asked to be shown how the parking lot would operate. Mr. Taglianetti showed that the proposed parking lot would have 90 degree parking spaces instead of angled ones, with standard industrial dimensions of a 30 foot drive aisle. Ms. Greenough mentioned that angled parking is much easier. Mr. Taglianetti stated that he respects the island's favoritism towards angled parking, but stated that in this lot, the benefits of the straight parking outweigh the challenges. With the 90 degree parking, there will be more handicapped spaces, and they will be more centrally located for easy entrance to the

store. He also emphasized that the 30 foot drive aisle will greatly help with the maneuverability of the straight parking.

Mr. Sparks stated that looked forward to working with the Stop & Shop team on this project.

Mr. McCourt stated that he thought the expansion was a great idea. He remarked that it will be challenging at times, but thought it will be a great asset overall.

Mr. Coogan asked for an overview of the entire permitting process. Ms. Greenough replied that a complete application with elevations, landscaping plans, parking configuration, and architectural renderings will be submitted to the Planning Board. The Board will hold one hearing to hear the main issues with the project, and then refer the application to the MVC. After the MVC has issued a decision, the application will then come back to the Planning Board for final approval. Mr. Sparks added that the Board members will make an effort to attend the MVC meetings as well.

Mr. Taglianetti stated that the team will review the Board's comments and concerns, and will return to the Board to follow up in the next few weeks.

Ms. Greenough asked if anyone on the Stop & Shop team was involved with the site grading and other construction being done in the parking lot. They were not, but remained at the meeting to hear the issues.

Ms. Greenough described the situation and the unpermitted work done to the parking lot. There was some miscommunication and confusion between the construction manager and the building inspector on the necessary permitting process. The clerk read the application and project description that was submitted by Gary Reichert via email during the meeting.

The project was broken into two phases. The first was to remove and replace the broken asphalt in the driveway at the store front, and to create a raised walkway to aid in pedestrian safety and shopping cart maneuverability. The second phase involved removing and replacing the existing concrete entrance and exit ramps at the store front. The work would be done over the course of two days to allow for safe access to the store.

Mr. Sparks noted that it was an unusual situation. Ms. Greenough stated that the driveway work was supposed to have been done in one day, but was then extended to two days, and recently became four days of unpermitted construction.

The Board noted that the work was seen on the site visit conducted the morning of the hearing. The Board agreed that a minor modification to a special permit was necessary. Mr. Sparks stated that the work will result in positive changes, with a much safer and more convenient access and egress. Ms. McEoy agreed, but stated that work should not have begun without Planning Board approval.

Mr. Sparks moved to approve the modification to the special permit to allow for work to be done according to project description and sequence of events submitted. Mr. Cavallo seconded, and the motion passed unanimously, 5-0.

Ms. Greenough explained the importance of the Board members being present, especially for the Stop & Shop hearings. Mr. McCourt suggested that the hearings be scheduled around the member's vacations.

6:32 PM: Discussion: 6th Street Lots

The clerk gave the Board an update on the proposed housing program on 6th Street, and answered questions that arose on the site visit.

6:38 PM: Discussion: Possible zoning bylaw amendments

The Board reviewed the list of zoning bylaws to be amended. Adam Turner was present to consult. A more in-depth meeting of Mr. Turner and Ms. Greenough was scheduled.

Mr. Sparks moved to adjourn. Mr. Cavallo seconded, and the motion passed unanimously, 4-0. The meeting was adjourned at 7:31 PM.

Respectfully Submitted,

Lucy Morrison

Michael McCourt, Chairman

Robert Cavallo

Fred Mascolo

Robert Sparks

Alan O. Wilson

James Cisek, Alternate

Edgartown Planning Board

Date signed: _____