

Edgartown Planning Board Meeting Minutes
Tuesday, November 17, 2015 at 5:30 PM
Town Hall – 1st Floor Selectmen’s Meeting Room

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

Absent: Robert Sparks

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 – Katama Acquisitions LLC, 27 Kitts Field Circle (29-95.1) Divide 1.59 acres into three parcels in the R-20 Residential District.

In Attendance: Dick Barbini, Schofield Barbini & Hoehn, Inc.

The Planning Board conducted a site visit the morning of the meeting. Mr. Barbini approached the Board to explain the application. The property is equipped with Town water, Town sewer, and electricity. The three proposed lots all have proper frontage (50 feet) and adequate road way.

The existing tennis court (located on proposed lot 3) will need to be removed, since an accessory structure cannot exist on a lot by itself. The existing home will become conforming after the garage (located on proposed lot 2) is removed. There are currently no plans to rebuild the garage.

Mr. Wilson stated that he liked the idea of a tennis court on a lot by itself, and questioned why tennis courts are accessory structures. He asked if the zoning bylaws could be amended so that tennis courts are not accessory structures.

The Board stated that there were no issues with the application, and noted that all lots and structures will conform to the bylaws.

Mr. Mascolo moved to endorse the Form A as submitted. Mr. Wilson seconded, and the motion passed unanimously, 4-0.

5:35 PM: Form A – Cooke St. Realty LLC, 16 Huckleberry Hill Lane (21-127.11) Divide 1.52 acres into two parcels in the R-20 Residential District.

In Attendance: Mr. Mercier(owner). Doug Dowling, agent not in attendance.

The Planning Board conducted a site visit the morning of the meeting. The plan proposes two ¾-acre lots in a ½-acre lot zoning district. The Board of Health mandated that the lots be a minimum of ¾-acre if subdivided in the original subdivision plan.

The proposed lots will have adequate frontage and access.

Mr. Cavallo moved to endorse the Form A. Mr. Mascolo seconded, and the motion passed unanimously, 4-0.

5:42 PM: Discussion: Proposed Zoning Bylaw Amendments: Pre-hearing draft of: Definitions, Beach Area & Wetlands, Cape Pogue Advisory Committee, Wireless Service Facilities, Site Review, Medical Marijuana, Flood Plain Maps

In Attendance: Dick Barbini, Adam Turner

The Board discussed possible zoning bylaw amendments to be approved at the Annual Town Meeting in April 2016. Dick Barbini stated that he would help the Board determine a process for piers and site plan review committee.

6:15 PM: Public Hearing: AKACMV, LLC. 13 Boldwater Rd (38-3.18) SP: Coastal & Ponds District. Construct a 856 square foot garage/guesthouse; 25' x 40' swimming pool; 441 square foot poolhouse/equipment building, 8' x 8' hot tub, pool fencing and walkways.

In Attendance: Reid Silva and Smith

Chairman McCourt explained that only four of the five Board members were present, and asked Mr. Silva if he would like to proceed. Mr. Silva agreed. Mr. Silva approached the Board to explain the application. The Board had conducted a site visit the morning of the hearing.

Mr. Smith submitted clarifying information that was not included in the application.

The property currently has an existing dwelling and a parking area. The proposal includes the addition of a three-car garage with a guesthouse above, a pergola and walkway connecting the garage to the main house, and a 25' x 40' swimming pool with an 8' x 8' hot tub and a pool house. The garage/guesthouse had a proposed height of 24'4" with two dormers; one on each side.

All of the existing and proposed structures are located within the 500' contour of the inland zone of the coastal district. There are no structures located in the 100' wetland buffer of the Edgartown Ponds District. The proposed pool and garage/guesthouse would be located in Zone 2 of the Edgartown Ponds District. The Conservation Commission has already approved the application.

Ms. Greenough noted that the proposed second story deck of the guesthouse cannot be located over grass or a patio. Second story decks must be located over living space or a lower constructed deck according to zoning bylaw 11.3.

Mr. Cavallo asked what will be located in the proposed pool house. Mr. Silva stated that the pool house will contain a changing room, plumbing, pool equipment, and a lavatory and shower. Mr. Mascolo requested that soundproofing material be used on the interior of the pool equipment shed.

The Boldwater Homeowner's Association has approved the plans.

The Board reviewed the pool checklist and requirements, and agreed to condition the application with standard conditions.

Mr. Mascolo moved to approve the pool, garage and other structures, modified so that the upper deck of the garage will be compliant, with standard pool conditions. The application meets all criteria, and is in keeping with the bylaw. Mr. Wilson seconded, and the motion passed unanimously, 4-0.

Mr. Cavallo moved to adjourn. Mr. Mascolo seconded, and the motion passed unanimously, 4-0. The meeting was adjourned at 6:33 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: _____