

Edgartown Planning Board  
Tuesday, April 1, 2014 - 5:30 PM  
Town Hall - 1<sup>st</sup> Floor Selectmen's Meeting Room  
Minutes

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

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

Chairman Robert Sparks called the meeting to order at 5:33 PM.

**5:33 PM: Nature Conservancy. 31 Old Farms Trail / Vincent Farms Trail (27-8.20)  
Form O Release of Municipal Interest**

*In Attendance: Matt Pelikan, TNC, applicant*

As discussed at the meeting on January 7, 2014, the applicant asked to have the above referenced lot released from the original subdivision of John Mackenty in 2001 in order to sell Lot 27-8.20.

The property was purchased by the Nature Conservancy and a Partial Release and Amendment was signed on June 28, 2001 that contained restrictions on Lot 27-8.20. Mr. Pelikan said TNC bought three big lots: two had their development rights extinguished; but the above referenced lot was conditioned to be sold only with the two other lots, and also prohibited development unless released by the Planning Board.

The Highway Superintendant did a site inspection and recommended both re-grading and hard packing the road, removing brush and trees within the buffer zone and trimming trees up to 18 feet high for fire truck clearance. Since January 7, 2014 Old Farms Trail/Vincent Farms Trail was widened, electric utilities were installed, and overhanging trees were cut back from the road. A letter from Bennett Electric confirmed that electricity has been installed and is functioning properly.

The applicant stated that the proposed purchasers, the Cranes, shall be responsible for providing a turnaround adequate for the largest fire truck at the station, which must be completed prior to any construction on the lot. The Planning Board asked that this condition be attached. The Board added that a site visit with the Board and the Highway Superintendant, Stuart Fuller, was required in order to sign off on the turnaround.

Mr. Cavallo made a motion to sign the Form O release, with the above referenced condition. Mr. McCourt seconded, and the motion was unanimously passed, 4-0.

*Note: Because of the pre-existing condition and partial release and agreement, additional paperwork must be completed before a Form O is issued.*

**5:45 PM: Review of warrant articles for the Annual Town Meeting (4/8/14)**

The assistant reviewed the proposed Planning Board zoning warrant articles for the Annual Town Meeting. The Board rehearsed the proposed articles for 2014. Michael McCourt nominated Robert Sparks to speak for the Planning Board at the Annual Town Meeting to be held at 7 p.m. on April 8<sup>th</sup>, 2014.

**6:36 PM: Discussion: Professor Dulaski has asked for project suggestions for the NE University engineering students for 2015.**

Mr. Sparks suggested researching a roundabout at the Edgartown Triangle. Mr. Cavallo recommended a study for a bike path along Meshacket Road. Mr. McCourt suggested reviewing the needs for additional parking including better signage for the Upper Main Street Park & Ride. Mr. Mascolo said we need to implement the 9-car turning lane into Stop and Shop. The board needs to get Stuart Fuller (Highway Superintendant) involved.

Mr. Cavallo moved to adjourn the meeting. Mr. Mascolo seconded. The motion was unanimously passed, and the meeting was adjourned at 6:53 PM.

Respectfully Submitted,

Lucy Morrison  
Planning Board Clerk

