

Edgartown Planning Board
April 15, 2014 5:30 PM
Town Hall – Selectmen’s Meeting Room
Minutes

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

Staff in attendance: Georgiana Greenough, Assistant and Lucy Morrison, Clerk

5:30 PM: Discussion: James Athearn, Morning Glory Farm, West Tisbury Rd & Meshacket Rd (28-224.1) Reconfiguration of the parking lot

James Athearn was not present. The Board will continue this discussion to a later date. The assistant summarized the request to reconfigure the farm stand’s parking lot. The intention is to do what the Board originally suggested two years ago. They want to provide separately, one entrance and one exit. They will come in the current entrance, and egress to Meshacket Rd by way of the road to the compost area (also known as Quenomica Road, zoned a Special Way). It would be much safer with separate entrance and egress. The issue is to resolve the issues of back-up on Meshacket Rd which subsequently can back up on the West Tisbury Rd. The applicant will need a public hearing because a small portion of it is on a Special Way, and possibly will require a traffic study. It will have to be referred to the Martha’s Vineyard Commission as it is a DCPC.

5:32 PM: Modification to SP: Wave Lengths, 223 Upper Main St (20A-95) 1 year extension of special permit

In attendance: Missy Montession

The applicant asked for an extension to the special permit for the redevelopment of the Wave Lengths property as approved on October 20, 2010. This will be the third extension for the special permit. Ms. Montession said she believes she has a buyer for the property and would like to have to special permit in place prior to a sales and purchase agreement.

Mr. Cavallo moved to extend the special permit for one year. Mr. McCourt seconded; Mr. Mascolo abstained. The motion passed 4-0, with one abstention.

5:40 PM: Discussion: James Brennan, 3 Mariner’s Way (21-34.223) Construct condo units

In attendance: James Brennan

Mr. James Brennan will be purchasing a lot from Leo Convery on Mariner’s Way if this project is approved. Mr. Brennan showed the site and preliminary building plans to the Board.

The scope of the project includes the construction of a structure with four 2,000 square foot commercial units on the first floor; and eight 1,000 square foot 2-bedroom condos on the second floor. There will be 10 additional parking spaces in back of the structure to be used by the residential tenants. Mr. Brennan plans to use one of the commercial units as his company showroom. His unit will display options for Zero Energy: solar electricity and hot water, natural lighting, fiberglass floors and heat pump options. A carpenter is interested in renting one of the other commercial units for use as a woodshop. He is looking at 2 other partners in the project. The floors and walls of the commercial spaces will be made out of cement for soundproofing. There will be a ramp for deliveries that descends into the basement of the commercial spaces.

Mr. Brennan has deliveries on Tuesday and Thursday mornings. The other two commercial units are anticipated to be office buildings, and not restaurants or retail space. The site plan displays 35 parking spaces, but there are probably more than 40. The parking lot has two exits, one in front of the Santander bank, and the other behind Granite Stores. Since Mr. Brennan shares his parking lot with other businesses, he is legally allowed to develop 80% of the lot, as opposed to 50%. He will be constructing the structure himself with a building partner. The condo units would be sold at market rate, or rented year-round to Mr. Brennan's employees. The premises are already thickly screened to the Dark Woods residents, and there is plenty of green area for children to play. Each residential unit is equipped with three egresses. This project will be forwarded to the MVC. A final site plan, including landscaping plans, will be necessary for the public hearing.

The Board suggested that Mr. Brennan work with Chuck Sullivan, the architect, and to familiarize themselves with the BII bylaws in order to be able to answer questions related to the zoning requirements.

Mr. Mascolo emphasized that the Board will need to know the percentage of building area to lot size; and to be sure to include building elevation dimensions. He also suggested that Mr. Brennan find out the average decibel amount emitted from the woodshop to see if a noise abatement or mitigation with Dark Woods is necessary. The board encouraged Mr. Brennan to return for a public hearing. The public hearing shall be scheduled for May 6, 2014 if final plans are received on or before May 1, 2014.

6:12 PM: Discussion: Northeastern University Students (under Professor Dulaski) available to Edgartown for traffic studies in 2015

Mr. Cavallo reiterated what he said at the last meeting about the students analyzing Meshacket Rd for a bike path. Mr. McCourt added that the students could look into ways to improve downtown parking, general signage and the beautification of downtown Edgartown. Ms. Greenough suggested the board drive around making site visits and report on the key issues for the Town.

6:28 PM: Discussion: MVC Scenic Roads

In Attendance: Mark London, Fred Hancock, Christina Brown, Madeline Fisher

Members of the Martha's Vineyard Commission appeared before the Board to present their ideas for a long range planning effort, coordinated with the towns, district and state, to preserve the island's scenic roads. As roads are changed and developed, these efforts would preserve the idyllic characteristics that make Martha's Vineyard's highways unique. Christina Brown explained scenic byways, how roads are declared, and then further protected. Chappaquiddick Road is the only scenic byway on the island.

The Commission created a committee of Commissioners with Town representatives to handle the short and long term issues. There will be a summer intern who will categorize the existing characteristics of island roads. Mr. Cavallo suggested that the Northeastern University students might also be helpful with this endeavor.

Mark London displayed a power point presentation to the Board. The three main questions asked to the Board were: What are your greatest concerns related to our roads? Which roads or sections of roads need the greatest attention? And what strategies would be most useful in protecting or restoring scenic roads?

The main concerns of public roads were the width of the lanes, the condition of the shoulders, the use of the medians, signage and reflectors, the maintenance of vegetation, bus stops and utility poles. The main concerns on private ways were fences, vegetative screening, and curb cuts.

The Scenic Roads Committee will be discussing guidelines for parameters for future road improvements, and the possibility of instating a tree planting program, since the wide area on the side of the road can be planted upon. A significant emphasis will also be placed on ensuring that streets are safe for a large volume of users; and traffic surveys will be taken this summer. Zoning related to fences, curb cuts, road-side vegetation, etc. will also be addressed. The Committee will encourage creating a relationship with NSTAR so that going forward the company will meet with town representatives and give advance notice of what their plans are. The Committee will be asking for public outreach from Town Boards and the public. Mr. McCourt suggested working with the VTA to make improvements, since public transportation is a substantial portion of island traffic and a bulk user of island roads. Ms. Greenough mentioned how the Upper Main St drainage system is destroying basements of structures along the road. This is posing an especially major problem for the restaurant Lucky Hanks. Another major concern is addressing where bike paths intersect with roads, especially at the triangle and across from Stop & Shop; this may include installing a new, clearer signage system.

The Commissioners stated that it costs between \$1 and 1.5 million to bury cables. The density of the island's population is not great enough for the State to consider it financially viable to bury the cables. Another topic to be addressed by the Scenic Roads Committee will be determining critical areas and finding the funds to accomplish the task.

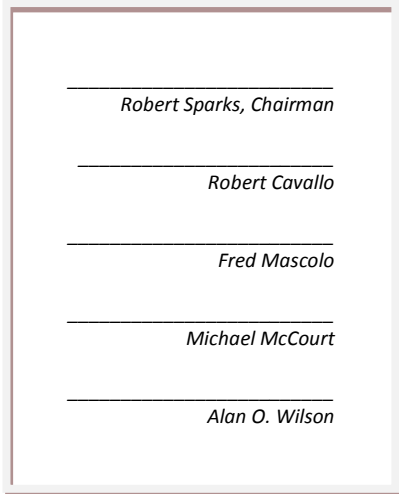
The Scenic Roads Committee that will have its first meeting on April 30th. Members of the Planning Board were urged to attend.

Mr. Sparks' term as Chairman of the Planning Board has expired. The Board typically rotates the chairmanship each year, and Mr. McCourt would be the next in line. Mr. McCourt said he would prefer not to serve as chairman this year. Mr. Cavallo nominated Mr. Mascolo to be the new Chairman. Mr. McCourt seconded, and the motion was unanimously approved. The Board welcomed Mr. Mascolo as the new Chairman.

The meeting was adjourned at 7:04 PM.

Respectfully submitted,

Lucy Morrison
Planning Board Clerk



Robert Sparks, Chairman

Robert Cavallo

Fred Mascolo

Michael McCourt

Alan O. Wilson