

Edgartown Planning Board
Tuesday, June 4, 2013 at 5:30 PM
Selectmen's Meeting Room
Minutes

*Members in attendance: Robert Cavallo, Fred Mascolo, Michael McCourt, Acting Chairman, Alan Wilson and James Cisek, alternate. Robert Sparks was absent.
Staff in attendance: Georgiana Greenough*

Public Hearing: Homeland Security, 59 North St. (29A-96) SP: PWSF. Install a whip antenna, brackets, and one run of coaxial cable on North St. Tower. Related transmission equipment to be located in existing American Tower shelter.

Brian Savva, HCP Wireless Services, agent for Homeland Security & ICE, presented the application for above. He stated the service is for the transmission of a regional proprietary system for Homeland Security and other federal departments. The antenna is a low profile stand-off about 2 feet from the tower. It is located around the 60' - 80' height of the tower. It will not interfere with any of the carriers already transmitting from the tower. Traffic will be minimal as it is an unmanned tower. They are working in 25 communities on 15-30 tower sites. The primary use is for emergency federal communications. It will also be used during the Obama visit, in addition to a number of COW's. There will always be a signal there, although not to be used by the general public. It has restricted access in the 162 bandwidth.

There were no letters from the general public, nor were there any individuals present at the meeting. Mr. Mascolo made a motion to approve the application because it is a necessary service for the federal government and it is not visually intrusive. Mr. Cavallo seconded the motion and it was unanimously passed.

DISCUSSION: Letter from Roy Hayes re: Morning Glory Farm, retail v. farm stand and traffic issues.

The board conducted a site visit in the morning and discussed issues with Jim Athearn, owner of the farm stand, Morning Glory Farm, based on a letter from Roy Hayes questioning whether it is a farm stand or a high end food retail market, and what is the zoning, and what controls are in place to allow them to continue to be a farm stand. The second issue is the traffic. He is asking the Board to close the access on Meshacket Rd and open an entrance 500 feet from Meshacket Rd along the West Tisbury Road. The Board discussed these issues with Mr. Athearn. He explained the farmstand requirements in detail and had been thinking about mitigating the traffic issue. Subsequently he promised to: widen the entrance; remove the split rail fence to the south of the entrance; regrade the entrance to reduce the steep uphill exit, and to repaint a line separating the "entrance" and "exit". He also promised to put up signage for "employee parking" (for a few places near the building to allow their own trucks to drop off produce) and to have a sign showing a "drop off" section out of the way (to prevent traffic from backing up at the entrance).

Mr. Mascolo asked to have the MVC permit reviewed for the number of parking spaces allowed at Morning Glory. The board asked the assistant to write a letter to Mr. Hayes addressing his questions.

Definition of “Restaurants”

The ZBA asked the Planning Board assistant if the board could please provide a definition for restaurants, coffee shops, and take-out food, and what criteria does it need to require a special permit. The assistant said she would research other town’s zoning bylaws for suggestions and run them by the ZBA. If appropriate and accepted by the ZBA and Building Inspector, the Planning Board would hold public hearings to forward it to the Selectmen for an article on annual town meeting.

Subdivision Rules and Regulations

The assistant asked to postpone the discussion on the recodified Subdivision Rules and Regulations and proposed amendments as there is a state petition before the House and the Senate (Bill No. 1859) relative to municipal zoning, subdivision control and master planning for municipalities and regional government. The Board agreed.

Upper Main St. Park and Ride.

Mr. McCourt said he is asking again to find a way to get better signage to the Park and Ride, including language that says “FREE PARKING”. It was recommended that there be a name change for “Dark Woods Park & Ride”. The Board was informed that the name has already been changed to the “Upper Main St. Park & Ride”. Mr. McCourt said he hoped there would be a Visitor’s Center constructed sooner than later and it would house bathroom facilities. He said there is also much to do to improve the downtown area including repairing the sidewalks, and paving the streets. They discussed the VTA schedule, and how often it leaves the park and ride. It was understood a bus left the parking lot every 15 minutes or so.

Upper Main Street Bicycle Path.

Mr. McCourt also discussed the danger and confusion of the bike path and sidewalks from lower Main St. to the Triangle. It is not well laid out and does not foster safety during a busy summer. We have looked into this before when the state was here for the street audit, but nothing has been done. We need the existing signs redone, and additional signs clearly identifying the bike route on both the ground and signage. He said, even though the board has spoken to Stuart Fuller, there has been no action taken. The assistant recommended hiring a road engineering consultant to lay it out and present it to the Selectmen for approval. She said she would approach a few consultants for the board to consider.

Part-time Clerk.

The assistant reiterated the need for a 10-hour per week part-time clerk or outside consultants to finish the projects previously started, such as: the tracking of the zoning bylaw amendments by date and content; the cross-referencing appendix of key words in the zoning bylaws; and find an internet software program that would easily track zoning bylaws in Massachusetts (and all states) by key words, and finally, a method to track via the planning board database, all outstanding special permits conditions to track compliance. The assistant said she has identified two individuals, Nancy Trimper and Howell Kelly, who are qualified and ready to assist in these projects, which hopefully can be completed prior to FY end, June 30, 2013.

Sharky's Paved their Parking Lot

Prior to the meeting, Mr. McCourt asked the assistant to write a letter to Sharky's thanking them for paving their parking lot. After years of unsuccessfully negotiating with the owners of the property (Bresnick & Roberts) to pave the parking lot in compliance with the B-II zoning bylaws, the Planning Board is pleased to recognize that the lessees, not the owners of the property, were responsible for paving the lot. Thank you, Sharky's.

The meeting was adjourned at 6:28 p.m.

Respectfully submitted,

Georgiana Greenough, Assistant

James Cisek, Alternate

Robert Cavallo

Fred Mascolo

Michael McCourt

Alan O. Wilson

Edgartown Planning Board