

EDGARTOWN PLANNING BOARD
Tuesday, December 3, 2013 – 5:30 PM
Town Hall – 2nd Floor Break Room

Minutes

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

Staff in attendance: Georgiana Greenough, Assistant.

Discussion: Solar Panel Project at Katama Farm

The Planning Board discussed the proposed solar panel array at Katama Farm, and reviewed setbacks and views from abutters. They conducted a site visit in the morning to better educate themselves regarding the direct abutters' (Towns Family) objection to the 50' setback from their property line.

5:35 PM: Augustine, Neil & Kim. 11 Atlantic Dr (52-3.5) SP: Swimming Pool, Spa, Poolhouse, Hardscapes, related landscaping in Katama DCPC.

In attendance: Ted Rosbeck, Island Pools & Spas; Cammie Naylor, Donaroma's Landscaping.

The Board conducted a site visit the morning of the hearing. Ted Rosbeck and Cammie Naylor presented the pool, spa and poolhouse application for Augustine. The Board received a hand written note from Jane Varkonda, Conservation Agent, who commented that there was "a lot of lighting overall" and wanted to know if the "pool lighting was at ground level". The applicants did not know. Further, she commented that four of the proposed "trees were not native to the district, and/or, are on the state's 'do not plant list'." She also said that the shrub "privet" is on the state's prohibited plant list." The applicants said it was the same as Schiciano, next door. The assistant said whatever was approved next door has nothing to do with this application. Mr. Rosbeck said he based a lot of the Augustine design on the Schiciano property. Questions arose as to the height of the proposed basketball court, whether or not a fence would be erected around it, and the type of material for the surface of the basketball court. The applicant was unable to answer the questions.

Mr. Wilson said the excessive lighting might also attract the endangered moth in the area. The lighting issue was also a concern for the Katama Airfield next door. Mr. Mascolo said they don't allow flying at night and Mr. Rosbeck said the FCC is not concerned.

Mr. Rosbeck said he is under a time constraint on the hardscapes (swimming pool, spa and cabana and would like to have those approved. He said he would

come back and present a more detailed explanation for the landscaping, lighting and the basketball court.

After asking if there were any letters or anyone in the audience who wanted to speak to the project, the Chairman closed the public hearing. Mr. Mascolo made a motion to approve with conditions, the pool, spa, and cabana, but not the basketball court, the lighting or the landscaping. Mr. Cavallo seconded the motion and added that the application should be continued to January 21, 2013 to review the basketball court, the lighting and the landscaping. The board voted to write two separate decisions: 1) approve the pool, spa and cabana; and 2) the basketball court, the lighting and the landscaping which shall be heard on January 21, 2013. The motion unanimously passed.

Discussion: Tropical Deli, 266 Upper Main St (20A-66). Consider transferring special permit from Antonia Silva to Elias Dosreis.

The Board conducted a site visit to Tropical Deli in the morning. Mr. Dosreis has owned the deli business located at 266 Upper Main St. adjacent to Sharky's Cantina for eight years. Along with a copy of his lease, he was given a copy of the Planning Board's special permit with conditions, to operate the business, from the previous owner, Antonio Silva. The board voted unanimously to transfer the special permit to Mr. Dosreis.

Discussion of Possible Zoning Bylaw Amendments

Subjects included:

1. Bedroom Count for Sewered Properties in Business Districts.
2. Wind Energy Bylaw
3. Demolition Delay
4. Elimination of Article XXI Building Permit Limitation which has expired
- 5. Curb Cuts in B-1; B-2; & R5. Restrict in R-5, B-I, B-II to one curb cut per lot.**
6. Expand IRD District to include Clevelandtown Rd & Meshacket Rd
7. Wireless Tower Communications Facilities – add 2012 FCC amendments
8. Special Permit for POOLS in all districts.
9. Light Industry Lots
10. Substandard Lots for Affordable Housing
11. Setback increases in R-5 & Business Districts
12. Maximum lot coverage for each district
13. Housing for Municipal Employees
14. Discrepancy in bylaw of height roof pitch
15. Clarify the 25% rule
- 16. Definition of “floor to area ratio” (FAR)**
- 17. Definition of “non habitable minor accessory structure”**
- 18. Definition of “Medical Marijuana Facilities”**

- 19. 11.9. Nonconforming Structures and uses Section c. d. e. f. (currently overlapping and confusing.
- 20. 11.18.3.D. Island Independent Living: Residency**
- 21. 14.5. Katama Airfield and Conservation. – Rewrite entire Section - confusing and lengthy.
- 22. 14.5.10. Add a site plan to include runway areas and clear zones**
- 23. 15. Sign Regulations. Extremely lengthy. Ask sign committee to modify.
- 24. **20. Surface Water District: add piles after piers.**
- 25. 23. Wireless Service Facilities. Modify to include the 2012 FCC regulations, and conduct Administrative Reviews instead of public hearings.
- 26. Solar Power, Geothermal energy. Consider adopting regulations encouraging usage.
- 27. Site Plan Review – to assist in approval process and/or compliance and conformance to current zoning

Highlighted items were approved to go to public hearing.

Other Planning Board projects to be considered: Meshacket Bike Path.

The meeting was adjourned at 7:04 PM.

Respectfully submitted,

Georgiana Greenough

