

Edgartown Planning Board
Tuesday, July 24, 2012 – 5:30 p.m.
Selectmen's Meeting Room
Minutes

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

Staff in attendance: Georgiana Greenough

Barnes, 51 Witchwood (36-303.12) SP: Addition of two floats to existing pier.

Chairman Cavallo opened the hearing by reading the public notice. He then recused himself from the meeting as he has a conflict of interest with the builder for the property. He then left the room. Mr. Barbini, Schofield Barbini & Hoehn, Inc., agent for the applicant, said he did not want to proceed with the hearing with only 4 members. The Board voted unanimously to continue the hearing until August 7, 2012 at 5:35 p.m.

Leaf, 284 Upper Main St (20A-64) SP: Mixed Use Project B-II

Those in attendance: Doug Hoehn, Schofield Barbini & Hoehn, Inc., Chuck Sullivan, architect, Colin Young, and Jayne Leaf.

Doug Hoehn said they are back in front of the planning board because at the last MVC meeting held on August 12, 2012 the Commission was struggling with some issues. The Commission held hearings at the LUPC and at a full Commission meeting which was continued, because the applicants withdrew their application and submitted a new application with new plans. The plans had not been sent to or reviewed by the Planning Board. The MVC continued the hearing to 8/2/2012, so the board could review the new plans.

The assistant read a letter from the Commission dated today that highlighted the MVC's concerns including: the density of the project compared to the abutters and the setbacks, the open space area not being usable and contiguous, and the need for the proposed service road that would remove a large vegetative buffer screening the view of the Park & Ride parking lot from the abutting neighbors.

Mr. Hoehn presented a revised site plan for the mixed use project showing the structure turned 90° so the gable end is facing the street. He said there is now parking along the east side of the lot as well as parking in the rear. The west setbacks are now in compliance, and they have reduced the size of the structure. 65

Chuck Sullivan added that the exposure to Main St. has gone from 60' along the road to 38'. They will be able to leave some existing trees and add more trees. The Commission was not happy about the removal of the trees. The mass of the building has been reduced by an additional 10%, over and above the previous reduction, totaling a 15% reduction from the original plan. The Commission is not happy about the service road (as noted above). They have added parking along the side next to abutter Smith, who is not happy. They will be adding additional screening between the parking and the abutter Smith. There are three (3) retail units on the first floor, two (2) office units on the second floor and one (1) two-bedroom apartment on the third floor. If they moved the front setback from 31' to 40' (closer to where the abutters' structures are located), they would not be able to meet the parking regulations.

Mr. Sparks asked about the green space. The applicants responded the actual green space was 26-27%, and the lot coverage of the structure was 53%. ✓

Mr. Mascolo asked how they would sell the retail units at that size. The applicants said they wanted to be flexible. Mr. Sparks asked if they were approving units or square footage.

Mr. Cavallo asked what is the MVC's problem with the service road. The MVC cited in the report they produced saying there would not be a traffic problem exiting onto Main St. Mr. Cavallo responded that there is a problem because people are crossing a bike path that includes pedestrians. Mr. Sullivan agreed that "traffic" did not include pedestrians and bicyclists. Mr. Cavallo said the board is basing it on the Alexander special permit (2 lots down) where the town allowed a service road in the rear of the property that exited into the Park & Ride. Mr. Sparks said it is a major impact to the abutter to install the service exit which would require removing all the screening between the Mahoney abutter and the Park & Ride. Mr. McCourt wanted to know what the objection was to having the exit go straight out to the Park & Ride. It was noted that Stuart Fuller, Highway Superintendant, told the applicants he did not want to lose a large parking space (for trailers and busses) but that he did not have a huge problem with it, if that was a better way to go.

Mr. Hoehn said he would have to re-sketch the plan again to include the straight-out exit.

Mr. Mascolo made a motion to refer the project back to the Commission with a response to their letter. Mr. Sparks seconded the motion and it was unanimously passed.

Zoning Discussion: Transient Residential Facilities

Mr. Peter Rayner, from Chappaquiddick attended the meeting. The assistant presented a definition of the Transient Residential Facilities as defined by the State for the board to review. Mr. McCourt said he would like to know how other towns deal with this issue. It was noted that Nantucket might be a good example.

Bicycle Signs on Upper Main Street

The board conducted a posted site visit with Sergeant Craig Edwards for the purpose of defining locations for the placement of bicycle & other road signs. Upper Main Street is hard to navigate and bicycles are all over the place. A couple of locations were high on the list for bicycle route signs and stop signs for bicyclists. The first place was on the corner of Cannonball Park and West Tisbury Rd in front of the county jail. The second priority was at the merging of Cooke St. and Upper Main St. The third location was at the Triangle. It was also discussed that the paths between the signs should have "sharrows" depicting bicycles stenciled onto the bike path pavement. Although bicycles have a right to be in the roadway, Mr. Wilson asked if the signs could say "Please use the bike paths." Another suggestion was to create a flyer to be given to the bicycle shops showing the location of all the bike paths in Edgartown. The assistant will try to create a map of the proposed signs and their locations.

The meeting was adjourned at 6:45 p.m.

Respectfully submitted, Georgiana Greenough

Robert M. Cavallo, Chairman
Fred Mascolo
Michael McCourt
Robert Sparks
Alan Wilson
Edgartown Planning Board
Date signed: 8/7/2012