

Edgartown Planning Board
Tuesday, September 18, 2012 – 5:30 p.m.
Selectmen's Meeting Room
Minutes

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

Old Business

- Bicycle signs on Upper Main Street
Mr. McCourt said he would really like to see improved bicycle signage on Upper Main Street.

Discussion: Quik Stop Market, 258 Edg-VH Rd (21-34.221) Mauricio Sampaio

The Planning Board reviewed the applicant's request to expand the permitted "hours for cooking" from 11:00 AM to 1:00 PM to 8:30 AM to 1:00 PM. The Board considered whether or not to hold a public hearing and determined the request did not rise to the level of a public hearing.

In their considerations, the Board reviewed a letter from the direct abutter, Edgartown Dental/Dr. Cullen, dated September 1, 2012 outlining their complaints such as fumes, odors and venting systems, as well as parking, signage and a shared bathroom. The Board reviewed the state requirements for commercial kitchen venting and found the applicant to be compliant. They noted that parking in the lot in front of the applicant and the abutter is a common lot for the use of all businesses in the complex. The Board referred the applicant to the Sign Committee for permits on outdoor signage. The Board also reviewed a letter from the Board of Health dated August 28, 2012 offering suggestions on the resolution of the disputes between Mr. Sampaio and Dr. Cullen's office, including the cleaning of the shared bathroom, and the suggestion to close all the doors between the bathroom the Quik Market and the dental office. Mr. Sampaio provided a certified letter to the dental office offering to clean the bathroom twice a week and asked that they clean it once a week. The certified letter was not picked up after 5 weeks of notification to the dental office.

Mr. Mascolo pointed out that all food operators located in condo-type facilities have odor issues. He cited an example of Chairman Cavallo who operates a paint store next to a Chinese restaurant on Upper Main St. He does not believe that this applicant should have to limit the hours of their hot food preparation when no other food vendors are required to do so.

Mr. Mascolo made a motion to approve the modification of hot food preparation from 11:00 AM to 1:00 PM to whatever time was necessary to prepare the hot food, with the condition that Mr. Sampaio work hard to resolve the issues with his neighbors. Mr. Sparks seconded the motion and it was unanimously passed.

Exchange of Land – Lot Line Adjustments:

- Form A – Mary E. Beams, Dow's Pond Lane (47-44.12)
- Form A – Francis J. Partel, Pocha Rd/Chappaquiddick Rd (47-46.1)

These two applications prepared by Chuck Gilstad, Sourati Engineering Group, were presented together by George Sourati as the parcel owners will be creating unbuildable lots to exchange square footage. Partel shall exchange (with Beams) 957 +/- sq. ft. (Lot 1B) from the sw corner of parcel 47-46.1 (Lot 1A). Beams shall exchange (with Partel) 957 +/- sq. ft. (Lot 2) extending from the sw corner of Ann Burger's parcel 47-44.11 along the lot line between Beams and Partel. Notes on the plans state that the lots created are not buildable. Mr. Mascolo made a motion to endorse the two Form A applications as presented. Mr. McCourt seconded the motion and Mr. Cavallo voted yes.

New Business – Streets & Roads:

- **Tilton Way** – Assistant read an email from Stuart Fuller, Highway Superintendent, conveying data prepared by the MVC regarding changing Tilton Way to a one-way street. Tilton Way lies between Cooke Street & Main Street, and provides frontage for nine (9) residential parcels. The data summary seems to show light usage (average 395 vehicles) with the majority of traffic heading from Main Street toward Cooke Street (61 toward Main St. & 334 toward Cooke St.). The Board and the Highway Superintendent believe Tilton Way should remain two-way as it would create adverse impacts on Peases Point Way heading toward Main St. & the monument; Upper Main Street by the Depot Corner gas station; and West Tisbury Road by Cooke Street intersection. The assistant shall draft a letter to the Selectmen advising them of their recommendation.
- **MorningGlory Farm Entrance – Traffic at Meshacket Road and West Tisbury Road.** The Selectmen forwarded a letter from Roy Hayes, resident of 16 Meshacket Road regarding the effect Morning Glory Farm traffic has had on the intersection of Meshacket & West Tisbury Roads blaming it on the expansion of the farm stand and its 60 parking spaces. Hayes believes the entrance to the farm stand should be off the West Tisbury Road. The Board said it would just jam up more traffic on a major road (West Tisbury Rd) and cause worse problems. Also, West Tisbury Road is protected under the Island Roads District and cannot create another curb cut on the road that would be less than 1,000 feet from Meshacket Rd and Bennett Way, when they already have an access off Meshacket. The assistant offered a possible solution of making the existing entrance one way into the farm's parking lot and making the exit adjacent to Quenomica Rd. This exit is on a curve in the road which is visibly advantageous from both directions on Meshacket Rd. This would create far fewer "jams" at the entrance with people entering and exiting and looking for parking spaces, all at the same time. There would have to be consideration for those driving to the Compost Area. The Board asked the assistant to pull the special permits granted to Morning Glory Farm by the MVC as well as the Planning Board.
- **NE University Students available for Upper Main St. Study** – Stuart Fuller asked the assistant if the Board would like to have the NE students prepare a study of Upper Main Street that would offer solutions to the traffic jams entering Edgartown starting at the Triangle and clearing after Stop & Shop.
- **Complete Streets Bylaw** – Peg Regan, Mass in Motion grant administrator has asked the Town to adopt a bylaw policy to endorse the state's "Complete Streets" program which promotes safe and convenient access and travel for all users including pedestrians, bicyclists, motorists, transit riders and people of all abilities. The model she presented to the board was 6-pages long. Stuart Fuller, Highway Superintendent, reviewed it and said

that it was highly unlikely the town would ever adopt such an excessive document. The Board asked the assistant if she could pare it down to an adoptable paragraph.

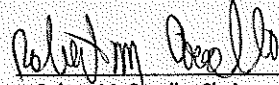

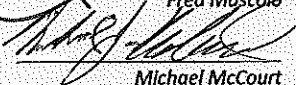
- Upper Main St. Park & Ride (Mike McCourt)

Mr. McCourt said he would like to discuss a three part program to reduce parking in the downtown area. He noted that the State DOT was here for the audit, but realized the state is not going to do anything, even though it is a state road. He wants to emphasize that improved signage would show drivers where the Park & Ride is located. His second suggestion is the town should provide transportation to/from the parking lot to the bottom of Main St. His third suggestion is that the Upper Main St. Park & Ride should have an information center with bathrooms. He said that we have been talking about it for a long time, but no action has been taken.

Mr. Mascolo added that the Board of Trade's position is that enforcement of the parking is the best way to solve the problem. The Chief is not as enthusiastic about stringent enforcement. The people who are affected by the parking tickets are the people who work here and live here, and provide services to the town. Most Edgartown business owners pay tickets as part of their business expenses. Mr. Mascolo thinks the town should find some property and build a two-story parking lot. Mr. Mascolo also said the Edgartown School should be a base for town businesses' employee parking. Discussion shall be continued.

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

Respectfully submitted,
Georgiana Greenough

 Robert M. Cavallo, Chairman
 Fred Mascolo
 Michael McCourt
 James Cisek, Alternate
 Edgartown Planning Board
Date signed: 10/2/2012