

Edgartown Planning Board
Tuesday, November 13, 2012 – 5:30 p.m.
Selectmen’s Meeting Room
Minutes

Members in attendance: Robert Cavallo, Chairman, Michael McCourt, Robert Sparks, and Alan Wilson. Fred Mascolo - absent
Staff in attendance: Georgiana Greenough, Assistant

Form A – Self/Osler 35 Cove Meadow Ln (18-31.2) Convey portion of lot to abutter.

Doug Hoehn, Schofield Barbini & Hoehn, Inc., presented the application saying the Osler family is selling a 25 foot strip of their property to a neighbor. The property is registered in Land Court and Lot 23 (5,086 sq. ft.) is unbuildable and is being conveyed to the abutter, Raymond Norton III and Leslie Babb (assessors’ parcel 18-40). Both existing lots have 50 feet of frontage on private ways. The Norton lot is off North Neck Rd and the Osler lot is off Cove Meadow Rd. No new buildable lots are being created. Mr. Wilson made a motion to endorse the Form A as presented. Mr. McCourt seconded the motion and it was passed with two more “yea” votes by Mr. Sparks and Mr. Cavallo.

Form A – Brown, 24 Turkeyland Cove Rd (37-115.11) Create two buildable lots.

Chuck Gilstad, Sourati Engineering & Surveying Group LLC, presented the Form A application that divides a 7.66 acre lot in RA-120 into two lots: one lot (#127) of 4.65 acres which already has a dwelling on it, and one lot (#128) of 3.01 acres that has no development on it. There is adequate frontage for both lots on a private road named Turkeyland Cove Rd. Mr. Wilson made a motion to endorse the Form A as presented. Mr. McCourt seconded the motion and it was passed with two more “yea” votes from Mr. Sparks and Mr. Cavallo.

Form A – Flynn, 87 Cooke St (20C-175.2) Convey portion of lot to abutter.

Reid Silva, Vineyard Land Engineering & Surveying, Inc. presented the Form A application for Flynn to convey a 2,565 sq. ft parcel to Pamela Schaenen (assessors’ parcel 20C-174) to be combined with the remaining portion of her lot to conform to a residential R-5 buildable lot (10,000 sq. ft). No additional curb cuts for access are required. Mr. Sparks made a motion to endorse the Form A as presented. Mr. McCourt seconded the motion and it was passed with two more “yea” votes by Mr. Wilson and Mr. Cavallo.

Discussion – David Thompson, Wastewater Department re: Capacity

David Thompson, acting plant manager of the Wastewater Department reviewed the existing pumping station in the lower main street parking lot across from the Dock St. diner. Mr. Cavallo said he is on the Capital Programs Committee and noted funds were made available for hazard mitigation. Mr. Thompson said the control panel below ground needs to be vented. He said an 8’ storm surge or any extra high tide would be a very serious problem. If it floods, it would be a catastrophe. There is a proposal to FEMA and NEMA for dry submersible pumps where you can put a control panel in a remote location where the station would turn it off if it went under water.

The cost to set it up, including engineering, is \$575,000 and a 75% coverage application is in process. Mr. Thompson said it is exactly the type of project FEMA is looking to fund.

Pia Webster, plant administrator said these projects are far from being enterprise funds. They are operating under a \$900,000 debt service and are barely paying interest. She added that collection is excellent now. She said the town is operating in the lower 35% of the average fees in the state. It will be necessary to increase the fees in FY 2014.

The Planning Board administrator asked about metering the flow of septage, using the water meter system. Families who use their house for two weeks pay the same as year-round residents. Ms. Webster said they would need additional facilities and staffing to meet peak demand. She added that as of now, the Water Department will not share their metering facilities.

Mr. Thompson said he is updating the Planning Board on capacity of the plant. In 2006-2007 they devised bedroom regulations for residential areas.

Discussion – DRI Checklist (Comments due to MVC on 11/15)

Mr. Sparks commented on the recommended changes to the Commission's DRI checklist by saying the Commission is not interested in surrendering their positions. He said there are no large subdivisions anymore and most of the development on the island does not reach a level of regional impact. With respect to big houses, Mr. Sparks said to let the towns determine it on their own. He quoted Teddy Roosevelt who said "Big is not bad." He said the threshold in business districts was increased from 2000 sq. ft. to 3,000 sq. ft. and asked why that would be of regional impact.

Christina Brown, MVC Commissioner reminded the board that Edgartown has an Upper Main Street Business Plan and most permits can be returned to the town without Commission review with "MVC concurrence".

Georgiana Greenough, PB assistant, asked why the commission has to approve bylaws for commercial business districts in any town. It is up to the individual town to manage their zoning bylaws. Our B-II district was approved at Town Meeting. It is not necessarily of regional impact, just because there may be a change of use.

Mark Wallace, Oak Bluffs Planning Board said being referred to the Commission has a negative effect on real estate. It's often a deterrent to doing even good projects, because it takes so long to get through the Commission. Mr. Wallace said he thought the Commission was developing an enforcement group.

Mr. McCourt said he thought the Commission would be helpful for traffic planning projects.

Mr. Wallace said yes, like moving Beach Rd through the Trader Fred/Our Market area to merge with Edg-VH Road. Zoning commercial real estate is like social engineering.

Mr. Sparks said he thought the Commission did tighten up some of the specifics, and certain (perhaps inappropriate) projects did not happen because of the Commission.

The Board unanimously voted to ask the Commission to extend their deadline to November 30th for the DRI checklist comments.

Discussion - Site Design & Landscape Policy (Forward comments to MVC)

The Board commented that the Site Design & Landscape Policy which was purported to be just guidelines would turn into a mandatory referral to plant flowers.

Other agenda items were postponed due to a lack of time.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Georgiana Greenough

| |
|------------------------------------|
| _____ |
| <i>Robert M. Cavallo, Chairman</i> |
| _____ |
| <i>Michael McCourt</i> |
| _____ |
| <i>Robert Sparks</i> |
| _____ |
| <i>Alan Wilson</i> |
| Edgartown Planning Board |
| Date signed: _____ |