

Edgartown Planning Board - Meeting Minutes

Tuesday, March 1, 2022, 5:30 PM

The Edgartown Planning Board scheduled a meeting for Tuesday, March 1, 2022, 5:30 PM.

The meeting was audio and video recorded. Attendees participated by video conference, in accordance with Chapter 20 of the Acts of 2021. All supporting materials were provided to the members of this body and made available on a publicly accessible internet website. Members of the public were able to access the site, using the instructions included in the Meeting Agenda. The public was encouraged to follow along using the posted agenda. Deviations from the agenda, if any, were noted.

SITE VISITS

CALL TO ORDER

The meeting was called to order at 5:30 PM, and the roll was called:

FRED MASCOLO: Present	LUCY MORRISON: Present
SCOTT MORGAN: Present	GLEN SEARLE: Present
JAMES CISEK (ALT): Present	MIKE MCCOURT: Present

A quorum was declared.

The board reserved the right to address unscheduled agenda items out of order, for the convenience of the Board and applicants.

SCHEDULED BUSINESS

5:30 PM - PUBLIC HEARING - SP: MARTHA'S VINEYARD HOSPITAL, INC., 490 EDGARTOWN VINEYARD HAVEN ROAD (11B-243) (CONTINUED FROM JAN. 18, 2021)

- Geoghan Coogan introduced Denise Schepici, CEO of Martha's Vineyard Hospital, to give a summary of the project and wanted to clear up some common misconceptions she thought had started to gain traction:
 - Stressed the fact that all types of residents, regardless of the means or terms of residency, will receive the same quality care and attention.
 - Spoke against the idea that this will just be a retirement community for wealthy off-island people. Half of the census must be approved through Medicaid.
 - The work force housing will be owned and managed by the Hospital. Some will be rent based and some will be subsidized, to a degree, by the hospital.
 - Strong opposition to this being called a large "commercial" endeavor.
 - Spoke of the holistic approach of the Navigator Home template and improved quality of life in comparison to what is typically associated with a more "institutionalized" nursing home.
- Mr. Coogan introduced Renee Lohman, Navigator Homes, to give a presentation on the Affordability of the residences:
 - Every resident at Windemere, at the time of transfer, will be welcomed into the new residence.
 - Demographic characteristics of the current Windemere facility are expected to carry over to the new Navigator Residence.

- Ultimately, 2/3 of the entire Navigator Home population will fall under one of three criteria and could receive government support in their care needs;
 - Have incomes under \$24,000 per year
 - Be over the age of 65
 - Disabled
- Ms. Lohman showed the proof of the Non-profit status of Navigator Homes.
- Admissions cannot be restricted to island residents.
- Mr. Cisek asked Ms. Schepici if there is a waiting list of Medicaid supported patients at the current Windemere. Ms. Schepici said yes, there is a small waiting list, but primarily due to staffing shortages, but that waiting list will also transfer to the new facility.
- Mr. Morgan asked if his interpretation of the statistics behind future predictions behind bed availability and need. Ms. Lohman said she could get that information from a study done in February 2022.
- Mr. Morgan asked if there are different price points for more perks or services. Ms. Lohman answered with no; as a skilled nursing facility, everything is all-inclusive and equal based on needs.
- Mr. Coogan and Ed Pesce, Pesce Engineering, introduced Andrew Arsenel, Vanasse & Associates Inc., to give a traffic analysis of the area:
 - The report is done in accordance with Mass DOT standards.
 - The information was taken in August of 2020 and extrapolated from there.
 - The project would should less than a 10% increase to traffic in the area.
 - Lines of sight to and from the project site roadway intersection and the public way were found to exceed minimum distance for safe and efficient operation.
 - Recommendations for site access are as follows:
 - The driveway should be a minimum of 22 feet wide and designed to accommodate all maneuvering requirements of emergency vehicles.
 - Where perpendicular parking is proposed, the drive aisle behind the parking should be a minimum of 23 feet to facilitate parking maneuvers.
 - Vehicles exiting the project site should be placed under STOP sign control with a mark line provided.
 - A sidewalk should be provided along at least one side of the driveway for access to the shared use path.
 - ADA wheelchair ramps should be provided at all pedestrian crossings internal to the site.
 - Signs, landscaping and snow accumulations within intersection sight triangles area should be designed and maintained as to not restrict lines of sight.
 - Further recommendations were given in the form of a Transportation Demand Management Plan, which makes information regarding public transportation readily available in attempts to reduce the number of personal vehicles.
- Mr. Searle commented that he did not believe their traffic study accurately represented what Edgartown Vineyard Haven Road is actually like during the summer months. Mr. Pesce responded that traffic counts were done and adjustments were made per the DOT and COVID regulations.

However, the traffic of bikes was probably not taken into consideration.

- Mr. Cisek asked if consideration was being made to the possibilities of the VTA to go into the site for a bus stop or to have a small private transportation for residents in order to reduce traffic. Mr. Pesce responded that there are already two bus stops there on Edgartown Vineyard Haven Road in close proximity, so that is why a crosswalk with a rectangular blinking sign is being proposed and the possibility of a shuttle bus is being considered.
- Mr. Morgan asked to clarify how the information regarding the traffic is applicable to the particular situation. Mr. Arsenel answered that there are standard practices in which the field can predict what site activity would be like based on the amount of real world data available of sites that are similar to it. Of course nothing can be exact, but the numbers are supported and applied across several examples. Ms. Lohman gave an example of commercial traffic expected to come in and out of the site on a weekly basis. Mr. Morgan retained his skepticism that the study would be relevant to the area due to the extreme uniqueness of the project.
- Mr. Mascolo expressed his concern that a having to walk to the Edgartown Vineyard Haven Road will not encourage people to take public transport. Mr. Pesce answered that the possibility can be considered if it becomes apparent the board would strongly prefer there to be a VTA loop through the site, but it cannot be promised.
- Mr. Cisek agreed with the sentiment that a bus stop within the site would increase the quality of life and should be pursued. Mr. Coogan answered that the applicant is more than willing to, but it is ultimately up to the VTA whether or not they would be willing to add it to their route and that is the only reason it cannot be promised.
- Adam Turner, MV Commission, spoke to and supported the idea that the traffic study would need to be adjusted more based on the unique nature of the island. It is a standard practice they use at the commission and thinks it would be worthwhile to explore. Furthermore, Mr. Turner wanted to clarify on how many bedrooms the application is asking for. Mr. Pesce answered that the town septic tie-in had been put on hold and the maximum number of rooms to be allowed on a private septic system would be 66, so the application was made for 66 bedrooms, but permitting allows 70. There are a total of 146 rooms; 76 work force housing and 70 skilled nursing.
- Mr. Morgan commented on the need for Morgan Woods to be on town sewer due to the proximity to Sengekontacket Pond, which this site is even closer to.
- Rob Ianelli spoke of his concern with the proposed crosswalk and the accompanying blinking sign and his overall opposition of the site selection. He thinks that this would create more problems than it solves and shares the idea that the traffic study is not relevant to the island. Mr. Arsenel answered that regardless of the sign you would need to stop for a pedestrian in a crosswalk. Mr. Ianelli responded that the creation of the crosswalk itself, not the sign, would be the problem.
- John Murray spoke in favor of the project as an abutter on Teaberry Lane. He does make mention that he does not abut the property directly, so he could not completely identify with the issues of noise, but he believes the positives outweigh the negatives in this project.
- Devon Pope agreed that there should be some kind of shuttle system to ensure that the traffic in the area can be reduced. He further spoke to his opposition of the site selected for the project and asked why it was not possible for the current Windemere to be upgraded. Lastly, he asked why the project was referred to the Martha's Vineyard Commission while it is still being seen by the Edgartown Planning Board. Ed Olivier, CFO of Martha's Vineyard Hospital, answered that there needed to be a new vision completely in order to provide better care. Lucy Morrison responded that the Hospital had hit a DRI (Development of Regional Impact) threshold so it would be referred no matter what and both boards can run contingently. Christina Brown answered supporting Ms. Morrison's response and further explained the local board cannot make their final decision prior to the Commission, so this is

happening as it should be. Mr. Morgan commented that both boards act mutually exclusive of each other and one approval doesn't necessarily mean the other will also approve.

- Cynthia Hubbard, Chappaquiddick resident, spoke in favor of the project. She believes that the island needs a skilled nursing facility to replace Windemere on top of work force housing for healthcare providers. This work force housing will help attract better doctors and ultimately improve the general healthcare on the island.
- Robert Ianelli stated that he did not receive any notifications for the original hearing on this application. He continued with his objection to the project. Mr. Ianelli clarified that his opposition to the project is not to deny a skilled nursing facility for the island, but that the location is inappropriate for such a project. Mr. Ianelli asked why this site cannot be operated by the Hospital themselves and why Navigator Homes needs to be involved at all, but his primary concern is behind the workforce housing. Why does the workforce housing need to be two story buildings? Mr. Ianelli then proposed that a reduction in the workforce housing should be considered in order to accommodate the environment of Teaberry Lane. Mr. Coogan answered that the proposal is well in-line with what the island needs and cutting the workforce housing in half is not something that is worth considering. Ms. Morrison asked Mr. Ianelli to clarify whether or not he received notice for the first hearing in November. Mr. Ianelli continued to say that he did not receive notice, but they have been a part of the entire process, so they don't feel aggrieved. Mr. Cervone then clarified all of the Ianelli's mailing addresses to make sure all previous notices were sent to the correct addresses, which they were.
- Patricia Turken, direct abutter of the project site spoke in opposition to the presented plans. She feels it is appropriate to call this a large scale commercial project. She asked for the project to be scaled back or relocated within the parcel in order to better accommodate direct abutters.
- Paddy Moore, Healthy Aging Martha's Vineyard, spoke in favor of the project. Healthy Aging Martha's Vineyard acts primarily as a consensus for the senior population since our ratio of seniors here is much higher than the national average. She feels that the hospital's projections do not meet the need for skilled nursing facility in light of this growing elder population on the island. However, the Green Homes Project is something Healthy Aging MV has been actively pursuing in order to increase the quality of life of the senior population. Ms. Moore spoke further to the emotional trauma that moving to a nursing home off island can cause and urged the board to approve the application.
- Ann Floyd spoke in favor of the project reading a personal story confirming Ms. Moore's claims that the emotional trauma of moving to a nursing home off island can be horrible for a family to deal with. She urged the board to approve the application because she feels it is thoughtful, well planned and exactly what our senior population deserves.
- Dan Sladkus, 56 Teaberry Lane, is another direct abutter to the project and clarified that his opposition is not to the idea of a nursing home itself, but the density of the project in relation to the surrounding neighborhoods. He agreed that the traffic study does not seem to represent island traffic correctly. He continued that he felt this had not been dealt with in a "neighborly" way and expressed his concern over noise and light pollution and asked that there be better efforts to screen the project from the residents of Teaberry Lane.
- Ms. Morrison asked that a landscape plan be available for the next meeting.
- Mr. Morgan asked that the applicant do research as to how this project will effect property values of abutters. Mr. Coogan confirmed that he would look into that.

After deliberation, it was MOTIONED by SEARLE and SECONDED by MCCOURT

To continue the public hearing to May 3, 2022 at a time to be decided.

VOTED:
MORRISON: YES MASCOLO: YES
MCCOURT: YES SEARLE: YES
MORGAN: YES CISEK (ALT): YES
5, 0, 0 (7:26 PM)

7:15 PM – ANR – HOLLY BEAR LANE (12B-129.5 & 21-1292) - CHAMBERS

The board reviewed a proposed Division of Land not believed to require approval under Subdivision Control Bylaws. Paul Adler gave a presentation on the application:

- This is a modification to ANR previously approved by the board
- Per the request of Matt Poole, Health Agent, the inner lot lines will be changed to create a small parcel in which the septic systems can be placed outside the Lily Pond area.
- No other changes are being made and all parcels meet minimum lot sizes and frontage requirements.

After brief deliberation, it was MOVED by MORGAN and SECONDED by MASCOLO

To endorse the ANR as not needing review under the subdivision control bylaw.

VOTED:
MORRISON: YES MASCOLO: YES
MCCOURT: YES SEARLE: YES
MORGAN: YES CISEK (ALT): YES
5, 0, 0 (7:31 PM)

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

ADJOURN

It was MOVED by MORGAN, SECONDED by MASCOLO

To Adjourn.

APPROVED BY UNANIMOUS CONSENT.
(7:31 PM)

Respectfully Submitted,

Alex Cervone
Planning Board Assistant