

Edgartown Planning Board Meeting Minutes
October 4, 2016 at 5:30 PM
Town Hall – 1st Floor Selectmen’s Room

Members in Attendance: Chairman Alan Wilson, Robert Cavallo, Fred Mascolo, Michael McCourt, Robert Sparks and James Cisek, Alternate

Staff in Attendance: Georgiana Greenough, Assistant; Lucy Morrison, Clerk

Chairman Alan Wilson opened the meeting at 5:30 PM.

5:30 PM: Public Hearing – MV Ocean LLC/Wrigley, 24 Ocean View (29-149) SP: Surface Water District. Construct, license and maintain a 2nd pier on lot. Proposed structure is 87’ x 4’ timber pier with one 60’ x 7’ “T” and two 32’ x 4’ “L”s, lateral access stairs and four tie spiles.

In Attendance: Sean Murphy, Ellen Kaplan, Carole Fonseca

Mr. Murphy approached the Board to request a two-week extension. The neighbors are working on a compromise, and the applicants will either return with an agreed upon plan or a withdrawal of the application.

Mr. Cavallo moved to continue the hearing to October 18th. Mr. Mascolo seconded, and the motion passed unanimously, 5-0.

Mr. Mascolo announced that he will not be able to attend the meeting on October 18th.

5:32 PM: Form A – Kanter: Divide 3.1 acre barrier beach lot into two unbuildable lots in Katama

In Attendance: Mike Tomkins, James Joyce

Ms. Greenough gave a brief history of the application. The property is located between Edgartown Great Pond and South Beach. The Planning Board referred the Form A to the MVC for their opinions of divisions of land on barrier beaches. The MVC stated in a letter that the Planning Board should continue with the permitting process.

Mr. Tomkins explained that the property has been divided into two pieces. There are currently two families that use the property, and with the division, only the same two families would continue to be able to use the beach.

The plans clearly state that the lots are unbuildable.

Mr. Cavallo moved to endorse the Form A.

There was no one in audience to speak on behalf of the application.

Ms. Ballou, an abutter, asked about the location of the wetlands. The Board referred to the plans, which showed that the wetlands are located on the other side of the street.

Mr. Wilson closed the public hearing at 6:24 PM.

Mr. Mascolo stated that the proposal is a modest addition, and is in keeping with neighborhood. He stated that he had no issues with the application.

Mr. Sparks stated that he supported the application because no part of it that creates more non-conformity on the property.

Mr. Cavallo stated that the applicants made efforts to keep everything tastefully within the setbacks.

The Board asked about the process of draining the pool. The applicants stated that they only planned to drain a little bit of water out of the pool before winters. There is a standing issue with the Conservation Commission, since pumping has to occur in an upland area. The drained water will be dispersed on the property, away from the wetlands. The applicants will need to wait until the water has stabilized before pumping.

Mr. Mascolo moved to approve the plans as presented with the standard pool conditions. Mr. Cavallo seconded, and the motion passed unanimously, 5-0.

6:33 PM: Continued Public Hearing: Wave Lengths, 223 Upper Main St (20A-95) SP: B-II Business District. Mixed Use Building. Provide Planning Board with revised plans to satisfy list of requests.

In Attendance: Phil Miller, Jayne Steide, Colin Young, Joseph Roberts, Chief Shemeth, Mort Fearey, Adam Turner, James Joyce

Mr. Wilson opened the hearing.

Mr. Miller distributed packets that included the landscaping plans, elevations, and architectural renderings. Mr. Miller also presented samples of the trim, window boxes, and flood lights.

Mr. Cavallo asked if anyone of the applicants had spoken to the Carters. Mr. Young said that he spoke to them after the last meeting, and received some feedback.

Ms. Greenough distributed list of the Planning Board requests from the meeting on September 15th.

Mr. Miller stated that he brought materials generated from the list at the last meeting. He also revised the landscaping plan, and added a second handicapped access in the rear of the building. He stated that the planting plan was replicated from the neighboring dance studio, as was suggested by the Board. He also stated that he drew inspiration from the Yellow House, as was also suggested by the Board.

The Board reviewed the list of issues with the applicants:

AC units and electrical boxes screening: The applicants proposed to fence the property from the existing fence across the front with a traditional, non-porous fence with access through the rear. Mr. Miller stated that the compressors and electrical boxes will be hidden from the street.

Lighting: The applicants proposed to place hooded flood lights on the corners of the building on the left side. Mr. Miller presented the sample light, and showed that they have a 10 foot range, and would be activated by a motion sensor. The lights will be downward facing and shielded to prevent light pollution.

Railings: The applicants proposed traditional PVC railings with metal reinforcements for support. All of the railings would be the same with traditional white posts and caps.

Window boxes: Mr. Miller stated that he tried to replicate the white flower boxes on the neighboring dance studio. The window boxes were shown on the architectural renderings. Mr. Miller also presented the revised window scheme. Mr. McCourt asked if all of the windows were the same size. Mr. Miller replied that they were. He also presented an unpainted sample box. Mr. Miller mentioned that the planting scheme duplicates the neighbor.

Handicapped access: The applicants have added an electric lift with a backup battery on a pad in the rear of the building. There will be one handicapped parking space, as required.

Joseph Roberts, an ADA representative, was present in the audience to review the handicapped access. He stated that everything looked fine and up to code. He asked if the intent was to install an elevator for it to be completely accessible.

Mr. Miller stated that the applicants will be asking for some relief on the elevator.

Mr. Roberts stated that he would be willing to write up a professional assessment, if the Board would like. Mr. Cavallo stated that he did not feel a report was necessary, but was thankful that Mr. Roberts attended the meeting and provided input. The Board thanked Mr. Roberts for attending the meeting.

Dormer in front: Mr. Miller stated that modifying the dormer would cause structural issues and cannot be changed. The building is specifically built to be a high energy performing structure. Mr. Miller stated that the performance standards exceed stick-built structures by 300% on the energy scale. He stated that the building is made of panels, and since the area in question is now a kitchen, the panel contains a lot of mechanicals that are complicated and would be difficult to re-configure. Mr. Miller stated that the construction is much different than stick-built structures.

Mr. Cisek reviewed the architectural renderings and was concerned about sitting water and snow on certain areas on the roof.

Mr. Miller referred to the drainage plan included on the site plan, which showed gutters with downspouts. The site drainage will be managed by grade and structure. There will be two catch basins in sequence at the rear of the building.

Mr. Miller stated that white cedar shingles would be used. He added that the trim would be white, and the windows would have dark green shutters. The Board asked if the driveway would be asphalt. Mr. Miller said no, that native peastone embedded in recycled material was planned for the driveway.

Mr. Sparks suggested clapboarding the front gable.

Mr. Cisek asked if columns would be used to divide the units on third floor. Mr. Miller stated that there was only one unit on the third floor.

It was noted that the Fire Chief had some issues with the building, and was working to resolve them with the sprinkler company. Mr. Shemeth stated that there were some fire code issues, but that there wasn't anything that couldn't be corrected. Mr. Cavallo stated that the fire code does not fall within the purview of the Planning Board.

Adam Turner stated that the original building plan was already approved. He stated that if it was built differently than the approved plans, he hoped that the Planning Board would modify the appearance so that it would be closer to what was initially approved. He mentioned that the application needs to be referred to MVC again.

Mr. Wilson asked Mort Fearey why he was in the audience. Mr. Fearey replied that he wanted to see what would happen when an applicant builds an unapproved structure.

Mr. Wilson closed the public hearing at 6:59 PM.

Ms. Greenough asked if the applicants had any information about a condominium association. Mr. Miller stated that the information on the association was provided in the packet.

Mr. Sparks stated that the building fronts on Main St. He stated that he understood that the building could not be torn down because of the mechanicals. He stated that of the 13 issues listed, the applicants have addressed every one. He thanked the applicants for their detailed work on resolving the Planning Board's concerns.

Ms. Greenough asked if the MVC will examine the interior of the structure. Mr. Turner said no.

Mr. Joyce asked about the outstanding issue with height restriction. He stated that he wanted that issue referred to the Commission as well.

Ms. Greenough explained that there are two separate applications, one for the mixed use structure, and the other to exceed the height restriction.

The Board decided to wait to refer the mixed use structure application to the MVC until the next meeting, and then refer both applications at once.

The Board asked about access to the basement. Mr. Miller explained that there was an outdoor exterior stairway to get into the cellar. The exterior bulkhead will have a single swing door at the bottom of the stairway. Mr. Miller stated that the door and stairway were required by fire code.

Mr. Sparks moved to continue the hearing to October 18th. Mr. McCourt seconded, and the motion passed unanimously, 5-0.

Mr. McCourt moved to adjourn. Mr. Sparks seconded, and the motion passed unanimously. The meeting was adjourned at 7:09 PM.

Respectfully Submitted,

Lucy Morrison

<i>Alan O. Wilson, Chairman</i>

<i>Robert Cavallo</i>

<i>Fred Mascolo</i>

<i>Michael McCourt</i>

<i>Robert Sparks</i>
Edgartown Planning Board
Date signed: _____