

Aquinnah Planning Board Plan Review Committee Meeting September 12, 2017

Members Present: Peter Temple, Chairman, Jim Wallen, Sarah Thulin, Jim Mahoney, Berta Welch, Jo Ann Eccher and Jim Newman

Members Not Present: Isaac Taylor

Others Present: Reid Silva, Meredith Holdsworth, Tom Shockey, Philip Regan, Kris Horiuchi, Walter Verdick and Derrill Bazzy

Meeting opened at 6:43 pm.

First on the agenda was the review of the August 8th minutes. Jim W made a motion to approve August 8th minutes as presented and amended. Jim M seconded. The PBPRC voted 5-0-1, the motion passed.

PBPRC reviewed a request from the Town of Aquinnah to amend a Special Permit to bury the power lines in the Aquinnah Circle. Berta was recused. The original special permit granted the power lines to be buried by way of boring which has since changed to trenching and the PBPRC felt that it was a significant change and should be reviewed. Derrill Bazzy presented the plans to the PBPRC. The PBPRC discussed their concerns on archeological sensitive areas and conservation easements. The PBPRC with Derrill and Reid Silvia briefly discussed the trenching location of the last power line installation and the minimum restrictions on trenching. The PBPRC discussed whether another meeting needed to be scheduled and instead decided to delegate a select committee for a review site visit with Eversource where property bounds will be flagged. Based on the concerns of the PBPRC, Peter entertained a motion to approve the amendment as presented to bury the power lines by way of trenching conditioned upon the following: a qualified archeological observer to be present while the trenching is done in the areas of concern to the Tribe (to be determined by the Tribe), subject to review by a committee of Sarah Thulin, Peter Temple, and Jim Mahoney to confirm the property lines to the Aquinnah shop property and conservation areas and to see that the trenching does not compromise those areas, a request of 30" maximum width trench, and a request to eliminate one transformer near the end of the line. Motion was moved by Sarah T and seconded by Jim Wallen. The PBPRC voted 5-0-1, the motion passed.

PBPRC reviewed a request to amend the Special Permit for Holdsworth at 583 State Road Map 8 Lot 139. Meredith Holdsworth presented the amended plans/drawings to the PBPRC, which had been the first condition of the original special permit. The PBPRC determined that the plans presented appeared correct and therefore that condition had been met. Discussion ensued on the request made by Holdsworth to enclose the originally approved screened porch on the second story and add a chimney, thus increasing the total footprint by 9 ¼ sf. The chimneys location is on the east side of the house and would be heavily buffered with vegetation decreasing visibility. The footprint of the house would increase by 11 ¼ sf due to the addition of the chimney, however, the amended plans reduced the entrance stairs thus only increasing the total footprint by 9 ¼ sf bringing the final footprint of the structure to 514 ¼ sf. While enclosing the second story screened porch would create more windows on the east side of the house, the PBPRC found that the windows would be located behind the mass of the structure and visibility would be

minimal. In addition, the PBPRC determined that the structure profile and pitch of the roof have not changed and the house would still be tiny and appropriate for its nonconforming location. Based on the above determinations, Peter entertained a motion to approve the amendments to the plan which included the addition of a chimney, enclosed living space on the second story which had originally been approved as a screened porch, and increase the total footprint by 9 ¼ sf conditioned upon the maintenance and addition of vegetation on the east side of the structure to provide additional screening/break up the mass of the house and subject to all other conditions listed in the special permit dated August 21, 2017. Motion was moved by Jim W and seconded by Sarah T. The PBPRC voted 5-0-1, the motion passed.

The PBPRC discussed the date of the October meeting and scheduled it for October 17, 2017.

PBPRC opened a meeting to discuss preliminary plans to expand the residence located at 5 Sea Mist Lane map12 lot 35.1 in the Moshup Trail DCPD. Walter Verdick, owner and applicant, presented the proposed expansion plans prepared by Schofield, Barbini and Hoehn Inc. which included the requests to expand the lower floor following the plot lines of the existing second story deck and add to the second floor by extending the roof line out by 10ft. Walter noted that the roof pitch would not change. The PBPRC determined that the residence is preexisting and nonconforming and therefor is not sited in a location that would be allowed today, thus, the additions requested would need to be conforming with the Moshup Trail DCPC. Discussion took place on the current footprint of the structure and whether the expansion would be within the existing footprint. Peter noted that within the Coastal District the weather wall determines the footprint which lead to further discussion on how the PBPRC would determine the footprint of the residence. Peter read the siting guidelines for the Moshup Trail DCPC. A brief discussion ensued on how the mean average grade was calculated. It was noted that at the site visit, the house is sited high breaking the tree line and creates its own skyline. The PBPRC determined that the height would only be relevant if the application included the ridge line expansion. After further review and discussion of the plans, the PBPRC determined to not include the deck in the existing footprint. The PBPRC also determined that because the lower level expansion would not be highly visible, if at all, that the application of a residence over 2000sf would be allowed. For the hearing, the PBPRC asked for Walter to have the total footprint of the structure not including the decks. Based on the preliminary discussion, Walter plans to only apply for the lower level expansion to the residence, increasing the footprint by 111sf. Notice of the application will be advertised and a hearing will take place at the next PBPRC meeting on October 17th. No site visit will be needed. The need of an archeological survey was discussed briefly. Walter noted that the site is disturbed and thus the PBPRC determined an archeological survey would not be needed. It was also noted that at the hearing Jim W will be recused due to a conflict of interest.

PBPRC opened a meeting to discuss preliminary plans for an addition of a detached porch at O'Brian 77 Moshup Trail map 6 lot 107.1 in the Moshup Trail DCPC. With no physical plans, Phil Regan described the proposed detached deck which would be a close recreation of the existing deck that was built on top of the pool house. The proposed deck

would be 14'x24 with a roof measuring 18'x28' flat roof at 9' high. The deck would essentially sink into the surrounding oak trees and not be highly visible from the road, however, two trees would be removed. Discussion took place on the alternate locations for the deck. At the site visit, discussion was had about partial enclosure of the deck for storage. Phil plans to update the owners with the outcomes of the preliminary discussion and submit an application.

Public meeting – *Dipietro 5 Sunset Lane Map 6 Lot 105.2 for review of a landscaping plan and MHC findings.* Berta was recused and left the meeting. Being that there was a quorum for the meeting and because she had voted in opposition to the Dipietro Special Permit, Sarah was recused and left the meeting.

Peter opened the meeting with a reminder that this was a continuation of the review of a landscape design and archeological update. Reid Silva informed the PBPRC that Bettina still had not written a letter requesting photographs of the existing building. Reid reminded the PBPRC that MHC had stated no further archeological survey was needed but that the Tribe needed to be consulted given the history of the building. Reid has forwarded photographs to Bettina fulfilling her oral request and MHC consultation requirement and will reconnect with her to obtain a written request for the PBPRC files. With no more discussion on the matter, the meeting continued with a review of the updated landscape design.

Kris Horiuchi, presented a revised landscape design incorporating the suggestions made by the PBPRC at the August meeting. The revised design integrates beetlebung and evergreen trees enhancing the effectiveness of year-round screening/filtering. Original location of the two tree groupings were moved further from the house and closer to the vantage point views to increase the screening of the house. After speaking to the clients, Kris had made some minor changes to the design including increase in meadows and hardscapes and garden areas on the side of the house which would not be highly visible from the vantage points.

The PBPRC further reviewed diagrams showing the vantage points and what the screening is proposed to look like when the planted trees are mature. The location of the trees and undergrowth was discussed and placement was based on the balancing of screening the house, not losing views for the clients and not blocking the views that the neighbors have. The possibility of planting smaller trees in the terrace area to aid in screening and shading and further break up the mass of the home was discussed; the clients have not given feedback yet. To get a full cycle of growth opportunity and increase acclimation, planting smaller plants and trees would be scheduled for the spring which would be before construction of the house fully begins. It was noted that the screening effect represented in the landscaping plan of the trees and vegetation would be reached within 3 seasons. The PBPRC asked for the landscape design to include large native shrub to be planted on the foremost of the home where there is only one small window which would break up a large mass of the house. Discussion took place on the language that would ensure that the owners to maintain and foster the development of the planted trees and vegetation. The quantification of trees and groupings was also discussed and whether it should be part of the conditions. The PBPRC, by consensus, agreed that the design was satisfactory in expressing the intent to screen the house and that a post

completion review will be a condition. With no more discussion, Peter entertained a motion to approve the preliminary landscape design as presented conditioned upon the following: owner has obligation to nurture and develop the trees and maintain them and replace any that die in perpetuity; the understanding that the height of the bush close to house will be used to break up the mass of the house, especially on the north-west end of the house; encourage planting of small trees in the terrace area; limitation on two groupings of the larger trees (16 trees in total); subject to the following reviews: review at time of planting, a post completion review for the adequacy of the landscape plan and a final review a couple of years later when the trees have reached maturity; and trees may not be topped or trimmed without a permit per the Aquinnah Bylaws. Motion was moved by Jim W and seconded by Jo Ann E. The PBPRC voted 5-0, the motion passed.

Meeting adjourned at 10:25pm.

*Respectfully submitted,  
Sophia Welch  
Board Administrative Assistant*