

Aquinnah Planning Board Plan Review Committee Meeting October 10<sup>th</sup>, 2018

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

Also Present: Eric Stange and Barbara Costa

Meeting opened at 6:34pm

Jim N made a motion to approve the 9/19/18 minutes as presented. Motion was seconded by Berta. **The PBPRC voted 4-0, the motion passed.**

Jim W arrived.

The Committee discussed the upcoming Citizen Planner Training Collaborative workshops. First workshop will be on October 27<sup>th</sup> at the Howes House and will focus on “How to Hold a Perfect Public Hearing”. The second will be on November 17<sup>th</sup> (location to be determined) and will focus on “Marijuana Land Use Regulations”. Committee members interested in attending the workshops will inform Sophia.

Jo Ann, Jim M and Peter arrived.

Isaac, acting Chair, opened a hearing to act upon a request from Erik Stange and Barbara Costa of 6 Beach Rose Way Map 6 Lot 65 to replace and expand a second story screened in porch. In reviewing the plans, the Committee found that the expansion will be approximately 8ft by 10ft and outside of the 30ft property line restriction. The existing clear plastic awning will be replaced with a permanent roof similar to the existing structure roof (natural materials). The deck expansion will be supported with an additional sonotube footing (totaling 5 footings to support the second-floor deck and screened in porch). Sarah made a motion to approve the proposed addition of the upper level screened in porch (approximately 8ft x 10ft of new footprint) with screens, a new roof over the area and the addition of one new footing. Motion was seconded by Jim W. Peter amended the motion to include the finding that the existing structure is non-conforming, but the proposed addition is outside the 30ft setback restriction and therefore is less non-conforming and no more detrimental to the neighborhood. **The PBPRC voted 7-0-1 to approve the amendment and motion. Jim M abstained.**

Planning Board opened a meeting to review the Covenant on a Form C Subdivision for Held of 11 and 12 Old Man Mingo Lane Map 5 Lot 61 and 193. At the site visit, the Board found that the new road was sufficient in width and provided both lots with at least 200ft of frontage. In addition, the Board found that the large rock had been removed and the grading met the requirements of the Subdivision Control Bylaw. Peter informed the Board that the applicant had presented an owner's agreement showing perpetual maintenance of the road. The Board determined that all conditions of the Form C Covenant have been met. Peter entertained a motion determining that the road has been built according to the plan and the Covenant can be released. Motion was seconded by Jim W. **The Planning Board voted 5-0-1. Berta abstained.**

The Committee continued their review of the Zoning Bylaws starting with section 13.6 Stone Walls and Fences. The Committee discussed the following ideas as potential revisions to bring before the Town for further discussion:

13.8-2-A – Wording “8.3” needs to be changed to “13.8-3”. The Committee discussed possibly eliminating section 13.8 as it is its own DCPC in section 14.2. There was discussion on potentially adding other special places to the list (PBPRC would need to amend the list, present it to MVC for approval and then taken to Town Meeting).

13.14 Zoning Determinations – The Committee discussed applications that could be reviewed as zoning determinations because they don’t require as rigorous review and/or process. There was discussion on appointing a Zoning Administrator/Official to review and approve ZD’s (similar to the appointment of the Tree Warden). The following changes and additions to allowable zoning determinations were discussed: increasing the 70sf restriction to 120sf, generators (with sensitivity to neighbors), hardscape patios and pathways and signs.

There was brief discussion on the idea of impact fees on larger developments where homes over 2,000sf, and larger, would be required to offset its carbon footprint and detrimental impact. A similar idea had been brought to Town Counsel years prior, but it did not hold up legally.

13.14-2 Site Review – Typo in paragraph needs to be fixed (last sentence “The Committee shall review ...” to be moved before “Review Committee to be consistent”).

14.1-5-D – Potentially adding the language “stone walls by special permit” because homes along Church Street are close to the road and stone walls could be a safety measure for property owners. There was a lengthy discussion on what constitutes a stone wall and if fences should be permitted in this area given the narrowness of the road. There was discussion on adding a definition for stone walls.

13.10 Clearing, Cutting and Vegetation – The Committee discussed the following: increasing the 9in to 12in in diameter at the base for allowable tree cutting (13.10-2-A2), adding language regarding “good forestry practices”, improving the definition of “clear cutting”, and adding a policy statement regarding screening from Menemsha Pond and Squibnocket Pond. There was discussion on whether visibility of structures from the Sound is important and should be included.

The Committee reviewed the following as the next steps to focus on: eliminating duplications within the Bylaws, such as sections in 2 and 3, creating a summery/chart to put at the beginning of the bylaws to help guide applicants through the bylaws, and adding clarification within the District bylaws. Sophia will compile a list of proposed ideas and break them out into areas.

The Committee reviewed the agendas for the upcoming meetings. There was discussion on sending out a town wide survey to get feedback on potential bylaw changes.

With no other comments, the meeting adjourned at 8:34pm.

*Respectfully submitted,*

*Sophia Welch, Board Administrative Assistant*