

Aquinnah Planning Board Plan Review Committee Meeting September 19th, 2018

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

Members Not Present: Jim Wallen, Jo Ann Eccher

Also Present: Walter Verdick, Jessie Benton (via phone), Richard Guerin (via phone)

Meeting opened at 6:34pm

Sarah made a motion to approve the 9/11/18 minutes as presented and amended. Motion was seconded by Berta. **The PBPRC voted 4-0-2, the motion passed. Isaac and Jim N abstained.**

Next, the Committee met with Walter Verdick to review a request to increase the rough openings of the lower level windows (facing towards Moshup Trail) for 5 Sea Mist Lane Map 12 Lot 35.1. In reviewing the proposed changes and window calculations presented, the Committee found that the calculations did not reflect the 50% "wall of glass" policy. While the lower level will be screened (as conditioned in the special permit) and the windows most likely wouldn't be seen from any public ways, the structure is at the top of a hill and the window increase may illuminate the night sky. The Committee requested that the applicant calculate the ratio of wall area to glass for each plane of wall on the lower level of the structure. Sarah made a motion determining that if the calculation of wall to glass is equal to or less than 50%, the applicant does not need to come back to the Committee and can continue with the project. Motion was seconded by Berta. **The PBPRC voted 6-0, the motion passed.** There was discussion on removal of the mullions on the second-floor doors. Given that the transoms above the doors are already glass, the Committee agreed that the removal of the mullions is not significant.

There was discussion regarding the unpermitted removal of vegetation on the Verdick property (5 Sea Mist Lane). The Committee informed Walter that clear cutting of any kind is not allowed without a special permit in the Moshup Trail DCPC. The Committee requested that Verdick submit a special permit application for clear cutting as soon as possible. Isaac will take a look at the property since he was involved in the initial landscaping plan.

The Committee met with Jessie Benton and Richard Guerin (via phone) to discuss preliminary plans for an addition at 315 State Road Map 11 Lot 47. The Committee found that the addition would add approximately 576sf of footprint (two-stories) on the East-South side of the smaller house on the lot and would be within the same profile of the existing structure. With no elevations or site plans to review, the Committee requested that Benton submit a Special Permit application with elevations and a site plan showing setbacks and making sure that the addition is not within the 100' setback of wetlands, a coastal dune and/or bluff. An archeological survey is still required (as previously determined with the septic system upgrade). There was discussion on using geo-textile planting to propagate vegetation on the North side of property. Sarah noted that this would need to be brought to the Conservation Commission.

The Committee continued their review of the Zoning Bylaws starting with 13.4-8 Design Guidelines. The Committee discussed the following ideas as potential revisions to bring before the Town for further discussion:

13.4-8 Design Guidelines – Possibly adding the 50% “wall of glass” policy in this section. Also adding different allowable roof materials such as metal roofs that are non-reflective and neutral in color. Isaac and Jim M agreed to look into possible additional roof materials and bring in samples for the Committee to review. The Committee agreed that this section needs clarification and examples to illustrate what is allowable.

There was discussion regarding “open/highly visible” and having it read out “open and/or highly visible” as it is intended to mean.

There was discussion regarding a possible un-permitted shed on the Hart property located on 275 Lighthouse Road Map 5 Lot 22 & 39.1 and if there was a final landscape review.

The Committee briefly discussed the building on the Schaeffer property located on 2 Cormorant Way where there is a large amount of glass facing out towards the Sound. Peter and Sophia will look into whether the existing building reflects what was permitted in 2013.

13.4-11-B Pre-Existing Nonconforming Structures and Uses – The Committee discussed whether the 6-month period as defined in the bylaw is too short. Peter will get clarification on the bylaw from Town Counsel.

13.4-11-C Pre-Existing Nonconforming Structures and Uses – Needs clarification on the definition of “used”.

13.5-1 Historic and Archeological Resource Protection – Peter noted that he had requested input from MHC. MHC felt there needed to be more clarification on the protection plan portion of the bylaw, specifically clarification on who is responsible for developing the protection plans (MHC to send specific language). There was brief discussion concerning a rumor: requirements for land owners beyond the work done on their property if resources are found and removed, specifically fees associated with storing those removed resources. Sophia will check with PAL. The Committee briefly discussed developing a write up on the importance of the Archeological Bylaw and potential costs associated with surveys to accompany to inform applicants and the public.

The Committee agreed to read the remaining pages of the bylaws (from section 13.6 to the end) before their next bylaw review meeting in October. Any comments and/or suggested changes will be sent to Sophia.

Meeting adjourned at 8:51pm.

Respectfully submitted,

Sophia Welch, Board Administrative Assistant