

Aquinnah Planning Board Plan Review Committee Meeting January 13th, 2020

Members Present: Sarah Thulin, Jim Mahoney, Jim Wallen, Tom Murphy, Berta Welch, Jo Ann Eccher, Jim Newman

Not Present: Isaac Taylor

Also Present: Randy Jarden, Josh Gothard, Bettina Washington, Ryan Malonson, Oliver Crowell, Lil Provance, Anna Cotton, Reid Silva, MVC Members: Ben Robinson, Rob Doyle, Bill Veno, Fred Hancock, Christian Brown

Meeting opened at 7:04pm

The Committee reviewed the 12/9/19 meeting minutes. Sarah motioned to accept the 12/9/19 minutes as presented. Motion was seconded by Jim N. The PBPRC voted 5-0, the motion passed.

PBPRC re-opened a continued hearing to act upon a request from Hugh C Taylor TR Etal and Brian M Hurley TR of 18 Lighthouse Road Map 6 Lot 32 for Special Permits under sections 10.1-3-B, 12.3-A-1, 13.4-3-1, 13.4-4, 13.4-7 and 13.4-8 of the Aquinnah Zoning Bylaws to site and construct a 3,136sf event pavilion for commercial use with drive in basement and roof top deck on an open and highly visible location, and a registered Development of Reginal Impact lot where total footprint of structures on the lot will exceed 2,000sf within the Gay Head Cliff DCPC and Coastal DCPC. Applicant requested, via email, to continue the hearing to the Summer of 2020 (or sooner) and to stop the clock on the tolling period. Per the applicant's request, Sarah motioned to continue the hearing to July 13, 2020. Motion was seconded by Jim M. The PBPRC voted 5-0, the motion passed.

PBPRC re-opened a continued hearing to act upon a request from Ryan Malonson and Bettina Washington of 21 Lobsterville Road Map 4 Lot 53 for Special Permits under sections 2.4-1, 3.4, 3.7-1, 10.1-4, 10.2-4, 13.4-10 and 13.4-11A of the Aquinnah Zoning Bylaws for the restoration and expansion of a pre-existing non-conforming dwelling located in the Coastal DCPC. Berta and Jo Ann entered the meeting. Jim W read a Special Permit draft by Town Counsel approving the renovation, alteration and slight expansion of the pre-existing non-conforming structure. Jim M motioned to approve the Special Permit as written by Town Counsel. Motion was seconded by Tom. The PBPRC voted 7-0, the motion passed.

PBPRC opened a hearing to act upon a request from Christopher Daly and Anne Fishel of 2 Noman's Watch Road Map 12 Lot 55 for Special Permits under sections 3.2, 3.9, 11.3, 13.4-1 and 13.4-7 to site and construct a 300sqft detached storage shed in the Moshup Trail DCPC. Billy Meegan presented the proposed project: construct a 300sf shed for storage sited on 4-6 sonotubes. The Committee found that the shed will be constructed with natural materials, will be outside of setbacks, will be low in profile (12ft in height), is not visible, will not have a loft and will be for storage only. Given the proximity to Black Brook, the Committee requested that a Qualified Archeological Observer be present for the digging of the sonotubes and any ground disturbance the project may require (i.e. trenching for electrical). Sarah motioned to approve the plans as presented for a storage shed conditioned upon the following: Qualified Archeological

Observer present during digging, exterior lighting must comply with the Town's Exterior Lighting Bylaw, height should not exceed 12ft, trim will be neutral in color or natural materials, and any change in the plan including use must return to the PBPRC. Motion was seconded by Jim M. The PBPRC voted 7-0, the motion passed. There was brief discussion regarding the appeal period.

PBPRC re-opened a hearing to act upon a request from Nancy S Cotton Trustee of 5 Attaquin Way Map 6 Lot 83 for Special Permits under sections 3.2, 3.3-5, 3.9-1, 13.4-1, 13.4-7 of the Aquinnah Zoning Bylaws for the siting and construction of a 600sf accessory apartment, 674sf addition of living space and 240sf deck addition on an existing dwelling where total footprint on the lot will exceed 2,000sf. Reid Silva presented revised plans: removal of addition within the 30ft setback making the proposed project no less conforming than the existing structure; skylights in existing structure will be removed; kitchen in the "guest" house will be removed making it detached bedrooms; accessory apartment is under the 600sf maximum of interior footprint; total proposed footprint to be approx. 4,000sf; exterior materials will be neutral in color or natural material; ridge height of "main" house and detached bedrooms will be no higher than the existing height; and MHC has recommended an intensive survey for the proposed project. The Committee could not determine if the proposed rough openings met the "wall of glass" policy. The Committee requested that the applicant submit a calculation to make sure the windows don't exceed 50% of glass. The Committee reviewed the accessory apartment restrictions. Jim W entertained a motion to approve the plan as presented with the following conditions: exterior lighting must comply with the Town's lighting bylaw, trim must be neutral in color or of natural material (no white), no skylights, subject to a final review of an intensive survey, subject to Conservation Commission review, subject to Board of Health review, subject to confirmation that the glazing of windows does not exceed 50%, owner must comply with the Accessory Apartment bylaw and the kitchen in the "guest" house must be removed. Motion was moved by Tom and seconded by Jim M. The PBPRC voted 7-0, the motion passed.

The Committee met with the Martha's Vineyard Commission (MVC) DRI Checklist Review Committee. Fred Hancock, Chair of the DRI Checklist Review Comm., reviewed the DRI Checklist changes with the Committee. There was lengthy discussion concerning the new section in Residential Development: projects of 4,000sf up to 8,000sf in conditioned floor area would need to be referred to MVC unless the applicant signs a covenant that they would abide by Commission wastewater policy, abide by energy standards and lot coverage; Over 8,000sf in conditioned floor area would be a direct DRI referral. The following concerns regarding the proposed change was discussed: new homeowners are already being hit with new energy regulations and Aquinnah zoning limits structures to 2,000sf in footprint, unless by Special Permit and therefore a home of 2,000sf in footprint could potentially be 6,000sf in conditioned area and fall under this new DRI change. The Review Committee noted that both Chilmark and West Tisbury are on board with the proposed changes. They have received pushed back from the Builders Association and will be meeting with Tisbury PB, Oak Bluffs PB and Edgartown PB in the coming weeks. After the Review Committee have met with all Town's PB, they will take all comments back to the MVC and hold a public hearing for final comment in February. The Committee reviewed the historic DRI changes including the date cut off for demolitions (from 1900 to 1920) and including any alteration of and historic exterior detail and relocation of historic structure. The Committee thanked the Review Committee for coming.

PBPRC opened a meeting to act upon a request from James Sanfilippo of Lobsterville Road Map 4 Lot 12.1 to amend a Special Permit dated 12/12/19 to increase the approved dwelling height to 27ft. Oliver Crowell, applicant, requested to change the requested 27ft to 28ft and informed the Committee that the height increase will allow for a walk-out basement. The Committee reviewed the proposed plans. Sarah motioned determining that the requested change is not significant and does not require a separate hearing. Motion was seconded by Jim N. **The Committee voted 7-0, the motion passed.** Berta motioned to approve the increase to 28ft because it is not highly visible. Motion was seconded by Sarah. **The Committee voted 7-0, the motion passed.**

Under correspondence, the Committee briefly reviewed a letter from the Building Inspector/Zoning Officer regarding the McDonald potential tree cutting violation. Building Inspector/Zoning Officer didn't feel that there was any violation. There was no discussion regarding the letter, but the Committee agreed it should be added to the agenda at the next scheduled meeting.

Sophia gave a brief Zoning Administrator update: approved a Zoning Determination for Lane of 415 State Road to site and construct a 60sf 2nd story connecting deck (project was not visible from any public way). There was brief discussion regarding bamboo and phragmite.

The Committee did not schedule their next meeting. Sophia will notify the Committee if an application comes in. Jim N noted that he wanted the Fire Chief to attend their next meeting to discuss forest fires.

With no other business, the meeting adjourned at 8:50pm.

*Respectfully submitted,
Sophia Welch
Board Administrative Assistant*