

Aquinnah Planning Board Plan Review Committee Meeting September 15<sup>th</sup>, 2020

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

Also Present: Reid Silva, Kathy and Patrick Sherbrooke, George Sourati\*, Chris Alley, Greg Ehrman, Greg Whiting\*, Alex Sherman, Stefanie Hecht\*, Oliver Crowell, Jim Pickman, Derrill Bazzy\*, Adriana Ignacio, John Davis\*, Weston Halkyard, Carlos Montoya, Josh Montoya Hugh Taylor, Charlotte and Patrick Reisinger\*

*\*via videoconference - Zoom*

Meeting opened at 6:38pm

The Committee reviewed the 7/27/20 meeting minutes. Tom motioned to accept the 7/27/20 minutes as presented. Motion was seconded by Jim N. **The PBPRC voted 5-0, the motion passed.**

The Committee briefly discussed the Open Space Plan submitted by the MVC. Plan has been an ongoing effort and is ready to be submitted to the State but requires PBPRC re-endorsement. Jim N motioned to re-endorse the Open Space Plan as presented by the Martha's Vineyard Commission. Motion was seconded by Tom. **The PBPRC voted 5-0, the motion passed.**

Kathryn Cerick & Charles Fitzgerald of 3 Driftwood Lane Map 4 Lot 46, via email, withdrew their Special Permit Applicant. Tom motioned to accept the withdrawal of Cerick and Fitzgerald application. Motion was seconded by Jim N. **The PBPRC voted 5-0, the motion passed.**

The following was discussed under other business:

- 29 Oxcart Road – request for metal roof and deck expansion – Committee agreed a special permit from the PBPRC would be required for change of roofing material and deck expansion.
- Letter from Meg Bodnar and John McDonald regarding view maintenance – email dated 9/14/20 was read into the minutes – Committee agreed that property owner is allowed to maintain the water view that currently exists which includes trimming to rail height across width of the house and any permitted liming approved in Special Permits, any additional cuttings need to return to the PBPRC for review. Jo Ann joined the meeting via Zoom.
- Committee scheduled the next two meetings: Tuesday, October 20<sup>th</sup>, 2020 and Tuesday, December 1<sup>st</sup>, 2020.
- Committee selected an alternate Zoning Administrator. Tom motioned to appoint Jim Wallen as alternate Zoning Administrator. Motion was seconded by Jim N. **The PBPRC voted 6-0, the motion passed.**
- Sophia gave a brief overview of recent approved zoning determinations: ZD for Daley/Fishel for increase in footings for previously approved shed (no change in footprint); ZD for Nelson of Pilots Landing for shed under 170sf; ZD for Collins of Lighthouse Road for basement/garage bump out for gym use.
- Committee briefly discussed the McAfee project: additional moving wooden sash to South facing windows. Committee agreed that the plans were satisfactory.

*Planning Board Public Meeting:* Form A – 11 Rose Meadow Way Map 5 Lot 19.4. Reid Siva presented a Form A subdivision application: 6.8-acre lot with dwelling along Rose Meadow to be subdivided into two parcels (parcel with existing dwelling will be 4.8-acres and new lot will be

2-acres); 16ft right of way on Rose Meadow will provide frontage to both lots. Berta motioned to accept the Form A as presented. Tom Seconded. The Planning Board voted 4-0. The motion passed. Planning Board signed the Form A Mylar.

*Public Meeting: 5 Sunset Lane Map 6 Lot 105.2 – Zoning Determination Request for 64sf Greenhouse within the 30ft setback from property line.* Berta recused herself. The Committee briefly discussed the request and determined that the owner should submit a special permit application for the greenhouse. The Committee expressed concern with the greenhouse glass, proximity to lot line (inside the 30ft setback), and existing footprint on the lot.

*Public Meeting: Crowell / Island Hosing Trust - Lobsterville Road Map 4 Lot 12.1.* Oliver Crowell discussed potential changes to an approved dwelling: removal of dormer. Committee agreed that this change could be approved through a Zoning Determination with Zoning Administrator.

*Public Hearing: Continued from 6/15/20 & 7/27/20 - Town of Aquinnah of 17 Aquinnah Circle Map 6 Lot 20 – Special Permit request for the siting and construction of a rain structure in the improved picnic area and bus shelter on an open and highly visible lot located within the Cliffs DCPC.* Berta was recused. Jim M entered the meeting. Committee reviewed renderings of the structure and Jim Pickman presented the project (excluding the bus shelter). The following was discussed: heaviness/bulkiness of the natural wood structure, options for an impervious shelter (canvas covering to be removed at the end of the season, natural plantings such as grape vines or wisteria, plywood or cross branches), height of structure, importance of a rain structure versus a shade structure, and funding for project. After further discussion, the Committee agreed that there was support for the concept but requested that the applicant return with revised plans reflecting a lowered height, softening of structure (renderings to reflect actual material of structure), and other options for rain protection portion of structure. With the applicant's agreement, Sarah motioned to continue the hearing to October 20<sup>th</sup>, 2020 at 6:45pm. Jim W seconded. The PBPRC voted 6-0-1, the motion passed.

*Public Hearing: Rachel Eugster of 4 Harpoon Hollow Map 5 Lot 145 – Special Permit request to demolish and existing dwelling and the siting and construction of a new single family residence on a non-conforming lot.* George Sourati presented the proposed project: demolish existing 2-bedroom dwelling on lot (dwelling had caught fire years prior) and rebuild a new two-story dwelling in same location (within the 30ft setback of the property line). Planning Board had approved the proposed project years back, but since then, the permit has expired, and the property buyers are seeking a permit to build the same project. Given the proximity to wetlands, the Committee found that moving the dwelling further from the lot lines would only move it closer to the wetlands. Abutters requested that vegetation be planted to screen the new dwelling. Committee agreed that the abutter and property owner discuss screening between themselves as the bylaw for view of structures only apply to areas that are open and highly visible from public ways. The Committee found that the proposed ridge line will be 24ft above mean average grade (within the 28ft height restriction for lots that are not open and highly visible). Committee agreed that the proposed project is modest in comparison to the existing dwelling. Sarah motioned to approve the plan as presented. Jim N seconded. The PBPRC voted 6-0-1, the motion passed.

*Public Hearing: Hugh and Jeanne Taylor of 18 Lighthouse Road Map 6 Lot 32 - Special Permit request for the filling and leveling of ground in an open and highly visible location, and a registered Development of Reginal Impact lot within the Gay Head Cliff DCPC and Coastal DCPC.* Berta was recused. Hugh presented the proposed project: removal of top soil and leveling of area that is used for wedding/events (tenting site) and leveling area in front of the Outermost Inn for outdoor dining (expansion of lawn area that is already disturbed). Jim W motioned to approve striping of topsoil, area graded to a flat surface and restored to natural grass. Jim M seconded. **The PBPRC voted 6-0-1, the motion passed.** Isaac joined the meeting via Zoom.

*Public Hearing: Dan Levitt of 61 Moshup Trail Map 10 Lot 29.3 - Special Permit request to remove, reconstruct and extend a pre-existing non-conforming structure, for the installation of a septic system upgrade and associated landscaping in the Moshup Trail DCPC and Coastal DCPC where total footprint on a lot will exceed 2,000sf.* Jo Ann and Tom recused themselves. Reid Silva, Greg Ehrman and Alex Sherman (owner) presented the proposed plans: removal of pitched red roof to a flat roof neutral in color and 1'10" decrease in height, increase in footprint (2,170sf to 2,445sf) and utility upgrades. The Committee found that the proposed changes will decrease the visibility of the existing structure and be an overall improvement. There was brief discussion concerning the proposed wall of windows facing Moshup Trail. The Committee determined that, while the wall to glass ratio on the Southwest elevation includes both the basement and first floor together (typically, each section, floor and plane is considered separately), windows will be partially screened with natural vegetation making them less visible and approved the window schedule. The Committee found that even though the footprint will increase, footprint within the 100ft Shore Zone setback and 50ft wetland setback will decrease. Sarah motioned to approve the plan as presented conditioned upon the following: neutral colors and natural materials, no skylights, no removal of vegetative screening along Moshup Trail, all exterior lighting must comply with the Town's Exterior Lighting Bylaw, and subject to orders and conditions of Board of Health and the Conservation Commission. Seconded by Jim M. **The PBPRC voted 6-0-2, the motion passed.**

*Public Hearing: Carlos Montoya of 55 Moshup Trail Map 9 Lot 15 - Special Permit request to sit and construct a family dwelling with associated utilities and to develop within 100ft of Occooch Pond where total footprint on a lot will exceed 2,000sf.* Josh Montoya presented the proposed plans: siting and construction of a two-story dwelling in the location of existing yurt platform with the addition of 260sf. The Committee found that the height of the structure will be 23'6" and will have a dark metal roof. Sarah motioned to approve the plan as presented with the additional 10ft of decking conditioned upon the following: natural materials and neutral colors, exterior lighting must comply with the Town's Exterior Lighting Bylaw, and subject to orders and conditions of Board of Health and the Conservation Commission. Seconded by Tom. **The PBPRC voted 7-0, the motion passed.** There was brief discussion concerning archeology and the existing PAL Avoidance and Protection Plan for the two known features on the lot.

*Public Meeting: 5 Old South Road Map 9 Lot 60.1 – Preliminary discussion on dwelling renovations.* Josh Gothard reviewed the proposed changes with the Committee: increase of footprint from 2,265sf to 2,900sf, siting of swimming pool and increase of dwelling height to 24'. The Committee discussed the following: height of proposed structure (height of structures in open and highly visible areas are restricted to 18ft but can be varied to 24ft with special permit),

window glazing, and siting of pool (no portion of the pool may be within 100ft of any boundary of lot). Josh will submit a special permit application for the next meeting.

*Planning Board Public Meeting: Form A – 3 Red Gate Farm Road & 414 State Road - Map 11 Lots 1 & 35.* Chris Alley and Planning Board reviewed the property line adjustments (increasing size of one lot and decreasing the other). Planning Board signed the Mylar.

*Public Meeting: Moshup Trail View Cutting / Trimming Discussion.* Tom spoke to the Committee about the project: intent is to continue the cutting/trimming along Moshup Trail and CPC is willing to consider funding the project if PBPRC is aware and on board with the plan. PBPRC members agreed that they support the project but would like to see the proposed cuttings flagged and would like proper notification and updates on the project.

With no other business, the meeting adjourned at 9:39pm.

*Respectfully submitted,  
Sophia Welch, Board Administrative Assistant*