

Aquinnah Planning Board Plan Review Committee Meeting October 20th, 2020

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

Members not present: Jim Newman, Isaac Taylor

Also Present: Josh Gothard, Reid Silva, Mitzi Pratt, Srg. Manning, Jeffrey Madison, Cori & Ken Dipietro, Alan Slatas, Brooks Billingham, Elaine Vanderhoop*, Naomi Cottrell*, Adriana Ignacio*, Theresa Manning*, Michael Norkus*, Mark Fortier*, Mike Donaroma*

**attended via videoconference - Zoom*

Meeting was held both in person and via videoconference.

Meeting opened at 6:39pm

The Committee reviewed the 9/15/20 minutes. Tom motioned to accept the 9/15/20 minutes as presented. Motion was seconded by Sarah. **The PBPRC voted 4-0, the motion passed.**

Jo Ann joined the meeting.

Next, the Committee discussed the concept of an all island planning board retreat. Edgartown is heading the proposal and requesting that each town contribute \$350 for the retreat which would be organized and conducted by Martha's Vineyard Mediation Group (MVMG). If all Towns agree to the retreat, MVMG would meet with each Planning Board to assess issues and topics they wish to discuss. The Committee expressed interest in the retreat.

Public Meeting: 21 Lobsterville Rd – Map 4 Lot 53 - Review of MHC Letter and Archeological Determination. Committee found that MHC did not recommend any further survey (letter dated 9/25/20). Sarah motioned that no further archeological survey is required, per the MHC letter, but should the project plans change, applicant will need to return to PBPRC for review. Motion was seconded by Tom. **The Committee voted 5-0, the motion passed.**

There was brief discussion regarding future meetings and holding them exclusively via videoconference. Committee felt that Zoom meetings would be the best option.

Jim M joined the meeting.

Public Hearing: Continued from 6/15/20, 7/27/20 & 9/15/20 - 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. Naomi from Crowley Cottrell Landscape Architecture presented on behalf of the applicant: site and construct a 12ft x 24ft rain structure centered over the existing bricked picnic area, bus shelter is not included in the plan, shelter to be composed of local black locust with a curved shingled roof (similar to kiosk and traditional Wampanoag Wetu). Structure will be 9ft6in at its highest point (center) and 7ft at the lowest points (sides) with a 1ft overhang and will be open on all sides. Committee found that the height of the structure is in proportion with the existing shops. Committee was informed that the project had

been discussed with the shop owners. The Committee reviewed vantage photos of the project. The following was discussed among the Committee, applicant and abutters: visibility of the structure, necessity of a shelter for the public, visibility from existing shops, limited space of the Cliff area, and the general enhancement of the area for public enjoyment. After further discussion, Sarah motioned to approve the project as presented. Motion was seconded by Tom. **The PBPRC voted 5-0-1, the motion passed.** Mitzi thanked the Committee on behalf of the Aquinnah Cultural District Committee.

Public Hearing: Kenneth and Corrine DiPietro of 5 Sunset Lane Map 6 Lot 105.2 – Special Permit request to site and construct an 8ft x 8ft greenhouse within the 30ft setback where total footprint on the lot will exceed 2,000sf. Berta was recused. Jim W informed the Committee that he and Sophia had conducted a site visit for the proposed structure, but given that it was sited in the setback, felt that the project should come before the PB for review. Cori DiPietro presented the plans: construct an 8ft x 4ft greenhouse within the 30ft setback from the Eastern property line where a shed used to be erected. Greenhouse would be placed on gravel and would not be electrified. Jim W and Tom felt that the proposed project, although sited in the setback, would not be any more non-conforming than the existing electrical and utilities located in the area. Furthermore, they felt that the site was ideal given that the structure would be screened by existing vegetation. Jim M and Sarah felt that there was no flexibility with setbacks, and therefore would not vote in favor of the project. The following was discussed: other potential locations, use of cold frames, height of the greenhouse (anything 7ft or higher is defined as a structure). Abutter Mike Donaroma voiced that he had no issue with the location. Tom motioned to approve the plans as presented. Motion was seconded by Jo Ann. **The PBPRC voted 3-2-1. The motion did not pass.** Applicant was informed that they could not return with the same application for the same site for 2 years. There was further discussion concerning other potential locations which could possibly be approved with a Zoning Determination with the Zoning Administrator.

Unrelated to the application for the greenhouse, the Committee discussed an abutter's letter concerning the DiPietro's lighting and glass. Although Aquinnah zoning does not regulate interior design, the bylaws do request that glass walls be designed to have curtains or shades that occlude interior lighting. Owners were unaware of the abutters concerns. Committee requested that the owners reach out to the abutters to address the concerns.

Public Hearing: 5 Old South Road LLC of 5 Old South Road Map 9 Lot 60.1 – Special Permit request to remove and reconstruct a pre-existing non-conforming single family dwelling at 24ft high and to site and construct a garage and pool where total footprint on the lot will exceed 2,000sf on a lot in the Roadside DCPC and within a Special Ways Zone. Reid Silva and Josh Gothard presented the proposed plans: removal and reconstruction of pre-existing non-conforming dwelling (sited 59ft from wetlands), increase footprint from 2,265sf to approx. 2,900sf (including dwelling and garage), siting of pool within the restricted 100ft setback and siting of 24ft height of dwelling (central section only). Proposed garage is at least 40ft from Old South Road, a Special Ways Zone, and therefore meets the Special Ways Zone setback of 20ft from Special Way centerline. Committee determined that the proposed structure would not be highly visible along Old South Road and from Moshup Trail given the existing vegetation. In addition, the Committee determined that the proposed 24ft height would not break the tree line and existing yellow exterior of dwelling would be changed to natural materials and neutral

colors. Jo Ann noted that there were supportive letters from abutters.

After a lengthy discussion concerning the proposed pool, which did not meet the 100ft setback requirement, the Committee agreed that they would support the siting of the pool should the applicant pursue a variance with the Zoning Board of Appeals. Berta suggested that the Committee address the pool bylaw in the future. Tom motioned to approve structures as presented, excluding siting of a pool which is subject to a variance from the Zoning Board of Appeals conditioned upon the following: project notification form submitted to MHC with a final recommendation on archeology from PBPRC, subject to Conservation Commission, subject to Board of Health, approval of the 24ft height because it is under the tree line and not highly visible, trim must be natural material and/or neutral colors, exterior lighting must comply with towns exterior lighting bylaw, and vegetation along road must be maintained. Motion was seconded by Sarah. The PBPRC voted 6-0, the motion passed. There was brief discussion concerning the proposed window schedule and the Committee agreed that the windows conform with the 50% wall of glass policy (no given section exceeds 50% of wall to glass ratio).

Public Meeting: Slatas / Recave – Rose Meadow Map 5 Lot 4 & 13 – Archeological Discussion. The Committee met with Alan Slatas and Brooks Billingham and discussed the following: findings from the intensive survey, potential construction of 2,800sf dwelling with garage and detached bedroom and prior Zoning Determinations for the lot (height had been restricted to 18ft given visibility from Cemetery which is a public lot). Without concrete plans and an application, the Committee did not continue the discussion. Slatas plans on submitting a Special Permit Application.

Planning Board Public Meeting: Form A – Peter Lynch – 4 Lobsterville Rd & Lobsterville Rd – Map 4 Lot 3 & Map 5 Lot 131. Planning Board and Reid Silva reviewed the Form A site plan: existing lot with dwelling will remain frontage as will new lots which will be Land Bank property. Planning Board signed the mylar.

Public Meeting: Madison – 11 Old Man Mingo Road – Map 5 Lot 61 – Special Permit Amendment Request – Footprint Increase. Jeff Madison presented the proposed changes: increasing previously approved footprint from 1,010sf to approx. 1,163sf. Footprint increase is mostly due to the addition of a screened in porch. The Committee determined that the proposed changes were minimal and insignificant and no more detrimental to the neighborhood than the previously approved plans. Jim M motioned to approve the plan as presented as it is not a significant change. Motion was seconded by Berta. The PBPRC voted 6-0, the motion passed.

With no other business, the meeting adjourned at 8:27pm.

*Respectfully submitted,
Sophia Welch, Board Administrative Assistant*