

Aquinnah Planning Board Plan Review Committee Meeting - December 1st, 2020

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

Also Present: Reid Silva, Tony Shaw, Ben Kelley, Oliver Crowell, Chris Alley Anna Cotton

Meeting was held via videoconference on Zoom.

Meeting opened at 6:39pm

The Committee reviewed the 10/20/20 minutes. Jim Entertained a motion to approve the 10/20/20 minutes as presented. Motion was moved by Sarah and seconded by Tom. The PBPRC voted 6-0-2, the motion passed.

PBPRC Meeting: Rachel Eugster - 4 Harpoon Hollow Map 5 Lot 145 – Special Permit Amendment Request – Renovation of existing structure, siting of 52sf of enclosed footprint and 187sf covered porch. Ben Kelley, applicant, presented the proposed plans: not moving forward with the original 1,200sf approved plans; new plans include siting of a 52sf addition of interior space and 187sf covered porch on the East side of existing dwelling; interior mold remediation and renovation; and additions to be sited on piers. The Committee determined that the proposed plans are in lieu of the recently approved Special Permit and are a significant reduction in footprint. Although the additions move the structure closer to a significant wetland, the Committee found that the structure still meets the Conservation Commission 50ft no build zone. Committee did not feel that the amended plans warranted an archeological survey as the additions are in proximity to the existing dwelling. Furthermore, the Committee found that MHC did not recommend a survey for the original approved plans. Committee determined that the approx. 239sf addition (enclosed space and covered porch) is not significant and no more detrimental to the neighborhood than the existing structure and does not require a public hearing. Sara motioned to approve the approx. 52sf of enclosed living space and 187sf covered porch in lieu of the original permitted plans conditioned upon the following: subject to Conservation Commission, subject to Board of Health, and subject to any conditions in the original Special Permit. Motion was seconded by Tom. The PBPRC voted 8-0, the motion passed.

Zoning Administrator Update: Sophia recently approved zoning determination for ground mounted solar panel for Ryan of 2 Pilots Landing which was conditioned upon consultation with Tribe for an observer; Tribe did not feel comfortable observing given that the lot contains sensitive resources and requested that the owner consult MHC; MHC recommended an archeological survey; Tribe then came back and stated that the project was far enough from the know resources and agreed to observe initial scraping of the project area and if no resources were found would observe entire project (letter from Tribe dated 12/1/20). Committee discussed the project and the Tribe's letter. Jim W entertained a motion determining that no archaeological survey is required for the project as presented so long as the Tribe is consulted and present during any ground disturbance conditioned upon the following: The Tribe has the power to stop work and should the plans change, applicant should return to PBPRC for review. Motion was moved by Tom and seconded by Jim N. The PBPRC voted 8-0, the motion passed.

PBPRC Hearing: Kathleen and Edward Hart of 771 State Road Map 9 Lot 147 – Special Permit request to site and construct 612sqft of additions and septic system upgrade on a pre-existing non-conforming dwelling where total footprint on the lot will exceed 2,000sf. Jim M was recused. Reid Silva presented the proposed plans: 19.5ftx20ft interior addition and deck expansion on the backside of existing dwelling; given topography of the lot, decks will be elevated, and the interior addition will accommodate a walkout basement; septic system upgrade. The Committee found that the septic system upgrade is not necessary

and may not happen but if the applicant proceeds, they will return with an update to the PBPRC. Conservation Commission has approved the project with the condition that an erosion barrier be erected. Sarah motioned to approve the plan as drawn. Motion was seconded by Tom. The PBPRC voted 7-0-1, the motion passed.

PBPRC Meeting: Island Housing Trust Corp. / Crowell – Lobsterville Road Map 4 Lot 12.1 – Special Permit Amendment Request – Addition of Skylight. Oliver Crowell presented the proposed plan to add a 2ft x 4ft skylight. The Committee found that although skylights are not generally permitted, the proposed skylight will face North-West (away from abutters, the public road and face the woods), the glass will be laminated and will have a blind. The Committee determined that the skylight is not a significant change and is no more detrimental to the neighborhood than the previously approved plans and therefore did not require a public hearing. Sarah motioned to approve one skylight that will be laminated and have a blind because it was not a significant change and not detrimental to abutters. Motion was seconded by Tom. The PBPRC voted 8-0, the motion passed.

PBPRC Hearing: James Wallen TR and Kathleen Smith TR of 7 East Pasture Shore Road Map 4 Lot 88 – Special Permit request to site and construct a 1,000sqft single family dwelling and septic system where total footprint on the lot will exceed 2,000sf. Jim W was recused. Isaac stepped in as acting chair. Reid Silva presented the proposed project: location meets all setbacks; second dwelling on a lot over 4 acres; approx. footprint would be 32ft x 36ft (potentially smaller); structure would have a maximum 18ft ridge height; project still needs review by MHC and Con Comm. Committee found that the location would not be highly visible. Committee scheduled their next meeting for February 2, 2021. With no building elevations to review, Sarah motioned to continue the hearing to February 2, 2021 at 7:00pm. Motion was seconded by Tom. The PBPRC voted 7-0-1, the motion passed. Applicant will prepare elevations for the February 2nd meeting.

PBPRC Hearing: Harold and Loretta Wolozin of 122 Lighthouse Road Map 6 Lot 57 – Special Permit request to site and install a septic system upgrade to serve an existing single family dwelling. Reid Silva presented the proposed plan: siting of septic upgrade in location of existing cesspool and siting of well (existing well located within the dwelling). The Committee discussed MHC's archeological recommendation for a survey: because the lot includes structures dated back to circa 1853, undisturbed portions of the project may be sensitive due to proximity to recorded historical structures. The Committee determined that a portion of the project is already within a disturbed area and the lot may be even more disturbed given that there is an expansive manicured lawn. Sarah motioned to approve the plan as presented subject to the Tribe authorizing the project to be done in the presence of a qualified archeological observer during trenching and septic disturbance; if the Tribe does not consent, the project needs to return to PBPRC for further archaeological determination; subject to orders and conditions set by the Conservation Commission; and subject to orders and conditions set by the Board of Health. Motion was seconded by Berta. The PBPRC voted 8-0, the motion passed.

Planning Board Meeting: Red Gate Farm – Form A Lot Line Revisions. Chris Alley outlined recent revisions to a previously approved Form A. After the Planning Board had signed the mylar, the plan was sent to Land Court which in turn requested that the land be delineated differently: one of the property lines goes through a pond which cuts off a triangle of Land Court land, but it is not connected to the other part of property that is Land Court land. New plan reflects different lot numbers and needs Planning Board approval and signatures. Planning Board members will stop by Town Hall to sign revised mylar.

PBPRC Meeting: Dintenfass – 3 Pilots Way Map 6 Lot 50 – Preliminary Discussion concerning construction within the Coastal DCPC. Chris Alley discussed a potential application: proposed 500sqft second dwelling on a lot over 4 acres; lot lies within the Coastal DCPC but depending on how the

boundary is marked, the project may or may not be permissible. The following was discussed: interpretation of the Coastal DCPC boundary, specifically interpretation of “beach or marsh grasses”; and if there is no “beach or marsh grasses” where would the 500ft outlined in the bylaw measure from. The Committee also discussed the proximity of the proposed dwelling to a wetland and the restriction of construction within 100ft of wetlands within the Coastal DCPC (permits can only be approved for marine commercial use). After further discussion, the Committee referred the questions to Town Counsel for opinion. Chris will submit a sketch to forward to Town Counsel.

PBPRC Meeting: Nancy Cotton Trustee – 5 Attaquin Way Map 6 Lot 83 – Zoning Determination – 240sf addition sited within existing shed footprint and under exiting second story deck. Anna Cotton presented the proposed project: winterizing and expanding existing shed located under 2nd story deck (total 105sf in new footprint) and expanding 2nd story deck over new footprint and relocating exterior stairway. Committee found that the addition will be insulated, finished, and used as storage/housing for utilities. Addition will not have any windows and materials will match existing dwelling. Addition is sited between “main” and “guest” houses, meets all setbacks and is in lieu of the original approved special permit (more extensive renovation and additions). Given that the proposed new footprint is under the 170sf zoning determination limit, the PBPRC found that the project could be approved as a zoning determination. Committee did not require an archaeological survey because the area is already disturbed. Sarah motioned to approve the project as presented as a zoning determination as it is sited within existing footprint and is less than 170sf of new footprint, is not highly visible, and is in lieu of the special permit approved in January 2020; materials will conform with existing, there will be no windows and lighting will be changed to conform with the Town’s Exterior Bylaw. Motion was seconded by Jim M. The PBPRC voted 8-0, the motion passed.

The Committee briefly discussed the All-Island Planning Board retreat and meeting with Sara Barnes from Martha’s Vineyard Mediation (contracted to organize the retreat). Committee agreed that meeting all together with Sara would be most beneficial to discuss expectations for the retreat. Sophia will contact Sara to schedule a zoom meeting.

With no other business, the meeting adjourned at 8:42pm.

*Respectfully submitted,
Sophia Welch, Board Administrative Assistant*