

Aquinnah Planning Board Plan Review Committee Meeting – February 2, 2021

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

Not Present: Isaac Taylor

Also Present: Andrew MacAfee, Jeff Dike, Liz Durkee, Maryann Thompson, Nancy Haller, George Sourati, Sophia Welch, Shawn MacPhail

*Meeting was held via videoconference on Zoom.*

Meeting opened at 6:36pm

**Jim N** motioned to approve the 12/1/20 minutes as presented. Motion was seconded by **Tom**. **The PBPRC voted 6-0, the motion passed.** *Jim W entered the meeting.*

The Committee met with Liz Durkee, Climate Change Planner for the Martha's Vineyard Commission.

Liz introduced herself to the Committee and discussed the current projects and areas of focus. The Committee thanked Liz and requested guidance from MVC on bylaws and zoning regulation changes that Aquinnah could discuss and consider.

*PBPRC Meeting: McAfee - 7 Maple Hill Drive - Map 9 Lot 202 – Special Permit Amendment Request – 146sf extension to previously approved 2<sup>nd</sup> story deck.* Sophia informed the Committee that because the requested extension was located on the South face of the structure (partially visible from Moshup Trail) did not feel comfortable reviewing the change as the Zoning Administrator. George Sourati presented the proposed change to convert approved solar overhang into 146sf of inhabitable 2<sup>nd</sup> story deck (extending approved 2<sup>nd</sup> story deck). Solar panels will be relocated. The Committee found that the extension was within existing footprint and did not alter the height of the structure and determined that the change was not significant and did not warrant a public hearing. **Tom made a motion determining that the changes were not significant and to approve the plans as presented. Motion was seconded by Jim M. The PBPRC voted 7-0, 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. Building elevations were still not complete and applicant requested to continue the hearing. **Sarah motioned to continue the hearing to March 16<sup>th</sup> at 6:45pm. Motion was seconded by Tom. The PBPRC voted 6-0-1, the motion passed.**

*PBPRC Meeting: MacPhail – 41 Lighthouse Road – Map 6 Lots 44&45.1 - Request to Extend Special Permit.* Applicant informed the Committee that there are no changes to the approved plans. Due to Covid-19, Shawn was unable to begin the project. Shawn noted that he had received a building permit but could not begin work due to COVID and the permit expired. Sophia informed the Committee that she had spoken with Town Counsel about the matter: Shawn's permit would have expired in August of 2020 but given the pandemic and the Acts of 2020, the Committee can approve an extension due to good cause. Due to COVID-19 and timing of Shawn's project, **Sarah motioned to grant an extension of the Special Permit with a new expiration date of August 10, 2021. Motion was seconded by Tom. The PBPRC voted 7-0, the motion passed.**

*PBPRC Meeting: Colter & Welch – 1128 State Road – Map 5 Lot 2 – Request to Extend Special Permit.* Berta was recused. Sophia informed the Committee that due to Covid-19 they were unable to proceed with construction. Although the permit is due to expire May 2021, they wanted to request an extension in

case they could not line up contractors and submit a building permit before the expiration date. Sarah motioned to extend the Special Permit due to COVID-19. Motion was seconded by Jim M. **The PBPRC voted 6-0-1, the motion passed.**

The Committee briefly discussed the proposed dates for the All-Island Planning Board retreat. February 13<sup>th</sup> was the only day that would not work for the Committee. Sophia will inform MV Mediation.

With no other business, the meeting adjourned at 7:11pm.

*Respectfully submitted,  
Sophia Welch, Board Administrative Assistant*