

Aquinnah Planning Board Plan Review Committee Meeting – June 28, 2022

Present: Jim Wallen, Jim Newman, Sarah Thulin, Isaac Taylor, Tom Murphy, Heidi Vanderhoop, Amera Ignacio

Not present: Berta Welch

Also present: Eunki Seonwoo, Laura Jordan, Chris Alley, Kim and Donald Scholz, 508-560-7911, Dan Doyle, Megan Ottens-Sargent, Brendan Hanley, Phil Regan, Weston, Halkyard, Greg Whiting

Meeting was held via videoconference on Zoom

Meeting opened at 6:35pm.

Sarah chaired the meeting.

Minutes: Sarah entertained a motion to approve the 5/24/22 minutes with typos to be corrected by Sophia. Motion was moved by Jim N and seconded by Tom. Committee voted 6-0, motion passed.

Other Business: Cease-and-Desist Order Update – Town had been alerted that there were new structures being constructed on 5 Mariners View Lane (owner Jeff Elghanayan). No permits had been issued for the structures. Lot is within the Coastal DCPC, and structures are potentially within 100ft of features in the Coastal DCPC. Conservation Commission and Building Inspector have issued cease-and-desist orders. Owner has 30 days from June 7th to appeal. Sophia will keep the Committee informed on the matter.

Jim W joined the meeting.

Next meeting date: August 9th, 2022.

Public Hearing: Scholz – 7 Sandcastle Lane – Map 5 Lots 65 & 66: Proposed project included 637sf of new footprint with deck on the backside of house (adding new doors to access back yard), 12ftx16ft shed and added stairs to deck on the front side of dwelling. Existing dwelling is sited 18ft from lot line and proposed rear deck is sited 18ft from lot line. Existing dwelling is pre-existing non-conforming. PBPRC has the authority to modify or vary the 30ft setback for the reconstruction, extension, or alteration of pre-existing non-conforming structures so long as the Committee determines that the extension is not substantially more detrimental than the existing structure to the neighborhood. Committee determined that the proposed deck sited 18ft from lot line is not any more non-conforming than existing structure. Committee questioned location of proposed shed and existing shed on the lot (discrepancy between site visit flagging and submitted site plan). After further discussion, the Committee did not find any issue with the proposed shed (as located at the site visit) so long as a revised certified site plan is submitted prior to issuance of building permit for shed. Jim W motioned to approve the project conditioned on the submission of certified site plan locating the shed. Isaac seconded. Committee voted 7-0, motion passed.

Public Hearing: CCS Sanctuary, LLC of 4 Moshup Trail Map 12 Lot 87 (continued from 5/24/22): Since the previous meeting and Committee's request for substantial changes, applicant revised plans and redesigned the proposed dwelling (plans not ready for presentation). Applicant outlined the intended revised plan: reduction of living space by 650sf, 650sf reduction in footprint (inclusive of 340sf garage elimination), lower ridge height by 20in (now approx. 4ft lower than existing). Existing dwelling is 1,672sf, first proposed footprint was 3,487sf and revised proposed footprint is now 2,805sf (2,625sf dwelling and 180sf pool). Pool is dependent on Board of Health review of septic system location. Applicant still plans on restoring disturbed area into heathlands. Committee felt that any downsizing is heading in the right direction and Committee needs to be convinced that the proposed structure is more

desirable for the environment, but Con Comm and BOH need to weigh in on the project as well. After further discussion, applicant and Committee agreed to continue the hearing. Applicant agreed to sign a continuation waiver stopping the clock on the tolling period for the application. Sarah entertained a motion to continue the hearing to 8/9/22 at 7:00pm. Motion was moved by Jim N seconded by Jim W. **PBPRC voted 7-0, motion passed.**

*Meeting of the Planning Board: Form A – James F Obrien Jr – Mpshup Trail Map 10 Lot 6 – Beach association 64ft wide lot proposal to be divided into 3 lots (20ft, 20ft and 24ft wide lots). Lots are not buildable lots and do not meet zoning requirements. Lengthy discussion ensued regarding the purpose of the division and the existing beach association. Jim W entertained a motion to approve the Form A subdivision as presented. Motion was moved by Jim N and seconded by Isaac. **The Planning Board voted 2-0-3, motion did not pass.** Discussion ensued regarding Form A subdivisions: approval not required plans looking for endorsement from the Planning Board. Board was looking for more information on the division before approving the Form A.*

Public Meeting: Dan Doyle, MVC, Transportation Engineering Services Update –

Town appropriated funding from FY22 and FY23 for services and engineer would put together a proposal that would provide the town with design and engineering work along with proper signage. Opportunity to look at creative ways to adapt to changes in transportation and ways to navigate through Aquinnah. Idea: potential edge lane road on 1/5 mile from the intersection of Lobsterville Road and West Basin Road towards Red Beach (takes existing dimension of road and creates a 10ft center vehicle travel lane (dashed) with remaining margin on both sides dedicated to 3-5ft lanes for pedestrians and cyclists). Committee watched a brief video outlining usage of the edge lane road concept (cars would be able to drift into the pedestrian lane when encountering opposing vehicles). Concept pros and cons were discussed at length: potential to slow down traffic, location is narrower than desired width, flow from two lane to one lane and confusion, location has ideal sightlines, whether location is a good test area that will generate enough feedback (short distance and not traveled daily by same users), desire for town education and community conversation. Committee agreed to suggest that the FY22 appropriation go towards education and community conversation. Dan noted that he will get a scope of work from the engineer to bring back to the Committee.

Eunki Seonwoo, reporter, requested information regarding the cease-and-desist order discussed at the beginning of the meeting. Con Comm will forward their cease and desist to Eunki.

With no other business, the meeting adjourned at 8:30pm.

Respectfully submitted,

Sophia Welch, Board Administrative Assistant