

Aquinnah Planning Board Plan Review Committee Meeting – June 13, 2023

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

Not Present: Amera Ignacio

Also present: Chris Alley, Mark*, Meghan Gombos*, Laura Jordan*, Don Margolis*, Jane Hammerslough*, Michael Leonard, Larry Schubert, Walt Opie*, Jay McLeod, Samuel Robertson, Sarah Entine*, Elise LeBovit

*Meeting was both virtual via Zoom (*attended via zoom) and in person.*

Jim W called the meeting to order at 6:51pm.

Minutes: Deferred to next meeting.

Meghan Gombos: request to add additional bedroom over open carport to an accessory apartment. Sophia noted that the bylaw restricts accessory apartments to 600sf of interior living space (Meghan's residence has met this restriction). The committee took Meghan's request under advisement as they will be discussing potential bylaws revisions on June 27th.

Public Hearing: Woods of 1 Sunset Lane Map 6 Lot 104 – Applicant had requested to continue the hearing to the next available meeting. Tom motioned to continue the hearing to July 25th at 6:40pm; Jim N seconded; PBPRC voted 5-0, motion passed.

Public Hearing: Darren Friedman - off Tar Barrel Road - Map 8 Lot 39 (continued from 1.3.23, 2.7.23, 3.14.23 & 4.11.23) – Jim W recused himself. The hearing was continued to the next meeting as the applicant was not present nor was a PBPRC quorum present.

Public Hearing: Leonard of 276 Lighthouse Road Map 5 Lots 35 & 36 – Heidi and Jim M joined the meeting. Applicant and representative presented the proposed plans: building site is outside the Roadside District and Coastal District; highest point of structure is 12.45ft above mean grade (under the 13ft height restriction for a flat roof for structures within 200ft of a public road or in an open and/or highly visible area). Applicants presented vantage photos/diagrams of the site development from multiple locations (Lighthouse Road, beach, and neighboring properties). Sarah noted that the site is within a critical district in terms of Conservation Commission review (within a riverfront district); Con Comm will review project in July. The committee did not feel that the site was open and/or highly visible but that is dependent on tree coverage and possible tree cutting in the future. The applicant presented two driveway alternatives: a driveway to the west may give more of a sight line to the project and would create more engineering compared to the other option. The committee and applicant discussed at length the proposed glazing percentages. The committee requested a decrease in glazing along the north facing wall and noted that the glazing percentage calculation should be the wall and not include roofing; each wall is its own entity and is considered separately (bump ins and bump outs). Owners intend for minimal impact on surrounding environment: the plan is for the building to nestle in as much as possible and to take necessary steps to decrease night pollution. The proposed footprint of the project is as follows: 1,072sf outdoor patio area and 3,382sf garage and house (4,454sf total footprint on a 2.2-acre lot).

The committee was accepting of the design and applicants' sensitivity to the bylaws and environment and agreed it was a low impact project. The committee requested that the applicant return with a letter from Mass Historical concerning archeology (applicant has already hired Public Archeology Lab to conduct an archaeological survey), final archeology survey, final proposed location for driveway, decrease in glazing percentage and approval from the Conservation Commission and Board of Health. With the applicant's

agreement, Jim W entertained a motion to continue the hearing to July 25th; moved by Tom and seconded by Jim M; PBPRC voted 7-0, motion passed.

Public Meeting: Neely of 4 & 6 Windy Hill Drive Map 10 Lots 64.1 & 64.2 – Representative presented the project: PBPRC had previously determined that the site was not open and/or highly visible; application was made on two developed properties but it is essentially one lot totaling 4.3 acres; Project includes the siting of a one car garage with office above and bathroom sited on the side of the driveway; BOH has approved a tie in to existing septic with deed restriction that the office will not be a bedroom (septic does not have capacity for additional bedroom); Con Comm issued a negative determination of applicability under the Aquinnah bylaw; minor alterations on building plans from original submission (changes in window schedule); proposed height is 20.5ft above average natural grade (around 19-19.5ft above actual grade to ridge); building is 16ftx27ft with a 6ft deck running along the south and east side; existing footprint on the lot is 6,087sf and proposed is 6,730sf; garage is partially underground and both stories will be visible from the north and west and partially from the south; building will have shingled side walls, natural trim, dark grey sash, and exterior lighting will be within the soffits; in circa 2003 Mass Historic did not recommend a survey for prior pool project (recommendation did not concern current project area). The committee requested that the applicant file a Project Notification Form with MHC for the project.

Abutters made the following comments/concerns: visibility from abutting properties and roof line will take out the last bit of water view (10 Duck Pond Lane); spot light on the roof is obtrusive and does not comply with the current exterior lighting bylaw; concern with proximity to neighboring lot (meets setback); question of construction timeline and concern with amount of service vehicles and irresponsible driving on road (not within PBPRC purview to condition).

Isaac motioned to continue to July 25th (awaiting MHC recommendation and additional site visit at 10 Duck Pond Lane to view poles); Tom seconded; PBPRC voted 7-0, motion passed.

With no other business, the meeting adjourned at 8:25pm.

Respectfully submitted, Sophia Welch, Board Administrative Assistant