

Aquinnah Planning Board Plan Review Committee Meeting – September 7, 2023

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

Not Present: Amera Ignacio, Isaac Taylor

Also present: Micheal and Meg Leonard, Adam Schroth, Ashley Branum*, Mark and Rena Fortier, Seth Woods*, Lorenzo Manjo*, Eunki Seonwoo*, Corri and Ken DiPietro, Emily Moskovits*, iPhone*

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

Jim W called the meeting to order at 6:37pm.

Minutes: Tom moved to approve the July 25, 2023 meeting minutes as presented; Jim N seconded; PBPRC voted 5-0, motion passed;

Correspondence: Citizen Planner Training Collaborative with the MV Commission: Sophia to send out list of available course choices to be held this fall.

Next meeting: October 17th, 2023

Public Hearing: Woods - 1 Sunset Lane Map 6 Lot 104 – At the request of the applicant, Sarah motioned to continue the hearing to October 17th, 2023 at 6:40pm; Tom seconded; PBPRC voted 5-0, motion passed.

Public Hearing: Darren Friedman - off Tar Barrel Road Map 8 Lot 39 – At the request of the applicant, Tom motioned to continue the hearing to October 17th, 2023 at 6:45pm; Sarah seconded; PBPRC voted 5-0, motion passed.

Jim M arrived.

Public Hearing: Leonard of 276 Lighthouse Road Map 5 Lots 35 & 36 – Applicant presented modified plans: minor shifting of dwelling to the east and south to increase distance to the river/stream (shifted roughly 6ft east and 12ft south relative to original proposed position); DEP had requested applicant to reduce scope of impact by either eliminating one of the proposed driveways (current plan reflects only one driveway) and/or reducing the limit of disturbance (applicant believed modified site shifting has gained enough distance to satisfy DEPs request); 390sf increase to patio/deck footprint due to support for wooden slat screen; addition of two wooden slat screens along the north elevation to reduce visibility of glazing and light emission; screens are movable and can be fixed in 3 different positions; main bedroom wing is now coplanar with the north wall; shifting of dwelling location has increased the mean average grade and roof height is now lower than previously presented relative to grade; total footprint is as follows: 2,845sf finished area, 1,425sf outdoor patio area and 576sf garage.

Discussion: exterior lighting plan (applicant plans to explore use of wall sconces and lighting that will comply with the lighting bylaw), function and success of wooden screens and results of archeological survey and MHC final letter (project unlikely to affect resources). Exterior materials will be neutral in color and/or natural materials.

Sarah moved to approve subject to any conditions set by the Conservation Commission, subject to any conditions set by the Board of Health, exterior lighting will comply with the bylaw, exterior materials will be natural and/or neutral in color and acknowledging that the archaeological work has been completed and no further survey is required; Jim N seconded; PBPRC voted 6-0, motion passed.

Public Meeting: Mark Fortier - 3 Sunset Lane Map 6 Lot 105.3 – Given town counsel’s potential conflict and inability to refer matter to another counsel within the given timeframe, counsel was unable to provide legal advice as requested by the committee. PBPRC requested that counsel continue searching for alternative legal to provide guidance on the following: whether the current driveway is legal and whether the bylaws restrict a second driveway similar to the Roadside DCPC. PBPRC was not agreeable on granting a second driveway unless the current driveway was removed. Applicant/owner is not removing current driveway. Applicant/owner again noted that the current definition of frontage includes the siting of a driveway/access point. With the applicant’s agreement to continue on receipt of legal opinion, Jim M motioned to continue the hearing; Tom seconded; Jim W amended the motion to include the continued hearing date of October 17th, 2023 at 6:50pm; seconded by Sarah; PBPRC voted 6-0, motion and amendment passed.

Public Hearing: Jeff Elghanayan – 5 Mariners View Lane Map 6 Lot 63 – At the request of the applicant, Sarah motioned to continue the hearing to October 17th, 2023 at 6:55pm; Jim M seconded; PBPRC voted 6-0, motion passed.

With no other business, the meeting adjourned at 7:26pm.

Respectfully submitted, Sophia Welch, Board Administrative Assistant