

Aquinnah Planning Board Plan Review Committee Meeting – December 6, 2023

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

Not Present: Amera Ignacio, Jim Wallen

Also present: Reid Silva, Nathan Friedman, Kathryn & Kenneth Robinson, Meg & Adrian Higgins, Barbara Wallen, Dr Phil Feldberg*, Ariana Feldberg*, Richard Kazis*, Megahn Gombos*, Channa Haouzi*, Darran Friedman*

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

In Jim W absence, Sarah chaired the meeting. The meeting was called to order at 6:35pm.

Minutes: Tom moved to approve the November 14, 2023, meeting minutes as presented; Jim N seconded; PBPRC voted 5-0-1, motion passed; Isaac abstained.

Next meeting: January 10, 2024 at 6:30pm.

Public Hearing: Woods - 1 Sunset Lane Map 6 Lot 104 – At the request of the applicant, Jim M motioned to continue the hearing to January 10, 2024, at 6:40pm; Tom seconded; PBPRC voted 6-0, motion passed.

Public Hearing: Friedman - off Tar Barrel Road Map 8 Lot 39 – Applicant presented revised plans along with model photographs comparing the previous and current schemes: “T” shape of dwelling rotated from an east west to north south orientation (section measures 84ft in length); bulk of the dwelling is now within 77ft of wetland; garage relocated to the southwest and further from lot line and 100ft from wetland; “monolithic” bar of the dwelling has been broken up into 3 segments separated by flat roofs; bar spanning east west now measures 64.5ft in length; main dwelling ridge to the north is 28ft high, south is 24ft high and east is 11.5ft high; garage height is 23ft; overall footprint calculates to 3,298sf (garage, main house, and decks) and is all within the 200ft wetland buffer zone; reduction in glazing (all facades under 50%); garage will have livable space on second floor.

PBPRC comments/concerns: pushing development to the maximum within a very sensitive area; size of development; overall development is within a marginal area (lot is 6 acres but buildable area is closer to 1 acre given the significant wetland); overall height and “manipulation” of grade to max out the height; concern with mixed roof in regard to zoning bylaw height restrictions; proposed plan is not vernacular to the character of the town and neighborhood.

Abutter’s comments/concerns: size of plans presented (lack of large-scale plan); potential issue with noise, size, and glare of dwelling to abutting properties, especially the property to the north; proposal is out of character (size and design) with the neighborhood (average footprint in area is under 2,000sf); height is a major factor for 3 abutters; development does not fit within the lot.

PBPRC felt that the plans were getting close to something they would approve, but still needed more work and would like the applicant to respond to the height and size issues that were expressed. With the applicant’s agreement, Sarah entertained a motion to continue the hearing to January 10, 2024, at 6:40pm; moved by Tom and seconded by Jim N; PBPRC voted 6-0, motion passed.

Public Hearing: Elghanayan – 5 Mariners View Lane Map 6 Lot 63 – Resolution has not been reached.
Isaac motioned to continue the hearing to January 10, 2024, at 6:40pm; Jim M seconded; PBPRC voted
6-0, motion passed.

With no other business, the meeting adjourned at 7:30pm.

Respectfully submitted, Sophia Welch, Board Administrative Assistant