

Aquinnah Planning Board Plan Review Committee Meeting – November 22, 2022

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

Not Present: Jim Mahoney

Also present: Walter Dello Russo, Josh Gothard, Laura Jordan, Hugh Taylor

Meeting opened at 6:34pm.

Minutes: Sarah motioned to approve the 10/18 and 11/1/22 minutes; Jim W seconded. PBPRC voted 7-0, motion passed.

*Next meetings: January 3<sup>rd</sup> and February 7<sup>th</sup>, 2023.*

*Public Hearing: Hugh and Jeanne Taylor of 18 Lighthouse Road Map 6 Lot 32 (continued from 10.18.22)-* Isaac abstained. Martha's Vineyard Commission is still in process of reviewing various use changes to the DRI property including septic capacity in regards to seating. With the applicant's agreement, Sarah motioned to continue the hearing to January 3<sup>rd</sup> at 6:40pm; motion seconded by Heidi. PBPRC voted 6-0-1, motion passed. Applicant will sign a waiver stopping the clock on the tolling period.

*Jardin – 21 Lobsterville Road – Map 4 Lot 53 - Special Permit Amendment Request (Special Permit dated 1.16.20): Building tear down, reconstruction and siting of two new piers –* Mass Historical Commission concluded that they didn't have any jurisdiction over the proposed changes. Applicant plans on demolishing the building by hand and salvaging materials where possible (no stock piling of materials on property). Previously approved cantilevered addition does not meet building code and requires the siting of two support piers. Committee determined that the proposed changes/amendments were not significant enough to warrant a re-advertised hearing; building will look virtually the same as the existing, except for approved addition and use of new materials. Applicant will submit before and after photos as well as construction progress photos. Sarah motioned to approve the modest changes with the addition of two piers conditioned upon the following: subject to any Conservation Commission conditions, all conditions in the original special permit, and subject to the applicant submitting photos of existing structure and construction progress; Isaac seconded. PBPRC voted 7-0, motion carried.

*5 Old South Rd LLC (Goldfield) – 5 Old South Rd – Map 9 Lot 60.1 – Special Permit Amendment Request (Special Permit dated 10.27.20): Extension of roof deck –* Zoning determination had been approved for the enclosure of decking (3 season screen porch) but did not include the extension of roof top deck. Applicant is now seeking approval of extending roof top deck. In construction, it was determined that the screen porch roof will be a continuance of the existing roof deck over screen porch. Owner was concerned with safety issues with the roof deck and exposed roof of the screen porch. Isaac motioned to approve the project; Tom seconded. Discussion: Heidi felt that if neighbors hadn't expressed initial concern with the original project, then she felt comfortable voting on the change but if abutters/neighbors did express concern then it should be re-advertised; Sarah expressed the same concern; applicant was concerned with delay in construction and proposed adding an architectural railing (faux roof deck feature) to be replaced with actual railings should the roof deck extension be approved; After further discussion, Committee felt that the amendment was a significant change to the previously approved plan and requested that it be re-advertised, and abutters notified. Sarah motioned to re-advertise new element to house and continue meeting to January 3<sup>rd</sup> at 6:50pm; Jim N seconded. PBPRC voted 7-0, motion carried.

With no other business, the meeting adjourned at 7:31pm.

*Respectfully submitted, Sophia Welch, Board Administrative Assistant*