

Aquinnah Planning Board Plan Review Committee Meeting – January 3, 2023

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

Not Present: Amara Ignacio

Also present: Taylor Ives, Frank Perez, Delmont Araujo, Martha Vanderhoop, Corrine DiPietro, Mark Fortier, John Davis, Newell Shinn

Meeting opened at 6:34pm.

Minutes: Jim N motioned to approve the 11/7/22 and 11/22/22 minutes; Tom seconded. PBPRC voted 6-0-1, motion passed. Jim M abstained as he was not present for the meetings.

*Correspondence: Dan Doyle memo regarding the Road Edge Lane proposal* – After the second community forum, an alternative location for the Road Edge Lane concept was proposed along West Basin Road. Committee discussed the proposals and cost estimates. The following comments were made: concern with safety along West Basin Road given the amount of boat trailering to and from the boat launch; West Basin Road already operates using this concept; potential resistance of concept across island; new proposed location received support at the community forum from island cyclists; concept is worth exploring and would give security to pedestrians and cyclists; concept and discussion should go before the Select Board and/or town meeting; concern with \$40,000 cost of West Basin Road Edge Lane plan implementation. Committee took no action (no recommendation) and referred the discussion to the Select Board.

*Public Hearing: Hugh and Jeanne Taylor of 18 Lighthouse Road Map 6 Lot 32 (continued from 10.18.22 & 11.22.22)* - Isaac and Jim M abstained. Martha's Vineyard Commission will be reviewing the proposed use changes January 12<sup>th</sup> and issuing a final decision in February. With the applicant's agreement, Jim W entertained a motion to continue the hearing to February 7<sup>th</sup> at 6:40pm; moved by Jim N and seconded by Tom; PBPRC voted 5-0-2, motion passed. Isaac and Jim M abstained.

*Public Hearing: 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 and siting of generator* – Applicant proposed the following amendments: siting of extended roof deck (approx. 300sf) over screen porch and siting of generator; due to safety concerns, applicant felt that the screen porch roof would be enticing for people to walk on and extending the roof deck would eliminate that concern. Committee found that the extended roof deck is located on the southeast corner of dwelling, between two roof lines and not visible. Railings will be cable railings. Proposed generator was sited approx. 40ft from the property line running along Old South Road. Generator will be enclosed with fencing. Committee determined that the proposed fencing fell within the 30ft setback requirement and requested that the plan be revised so that the enclosure met setback requirements. PBPRC felt that the only detriment to the generator location was the potential sound emission, but Committee verified that all abutters had been notified of the project and there was no response. Sarah noted that at the time the dwelling was approved, the Committee didn't feel it would be visible, but it is (potentially due to lack of foliage). Isaac motioned to approve the request for the generator shed conditioned upon resubmission of site plan and approval of the changing of location of banisters (roof deck extension); Jim M seconded; discussion: question on whether there was a landscape plan (not conditioned in original special permit); no more development to come before the PBPRC; **PBPRC voted 7-0, motion passed.** Pre-existing sheds had been permitted to remain.

*Public Hearing: Delmont Araujo (Cliff Lot Lessee) - 17 Aquinnah Circle- Map 6 Lot 20.3* - Applicant presented the proposed plans: siting of 186sf deck with bench seats and a 5ftx8ft movable expresso bar; bar will have open sides and be 8ft in height; approx. 6in step up from grade to deck; expresso bar will be

positioned against the hill; existing decking will be redone to match new deck; deck will only have one 3ft wide entry/exit point. Committee discussed the espresso bar dimensions, specifically height and potential zoning issues and approval, and the lease lot dimensions. After further discussion, Committee requested that the project be sited on a certified site plan, staked out again and amend the bar elevations to have a flat roof pitched towards the hill. With the applicant's agreement, Sarah motioned to continue the hearing to February 7<sup>th</sup> at 6:50 to reaffirm the lot lines and establish the bar dimensions and roof line; Jim M seconded; PBPRC voted 7-0, motion passed.

*Public Hearing: Darren Friedman - off Tar Barrel Road - Map 8 Lot 39* - Per the applicant's request, Jim M motioned to continue the hearing to February 7<sup>th</sup>; Sarah seconded; PBPRC voted 6-0-1, motion passed. Jim W abstained.

*Public Meeting: Whittom - Maple Hill Drive – Map 9 Lot 201.2 – Special Permit Amendment Request to revise limit of work to reflect previously omitted utility trenching and driveway relocation* - Applicant presented the following: driveway relocation; preceding the revised driveway location, an error was made as the trenching for electrical had not been included in the original limit of work and this was not noticed until after trenching was completed; applicant has reached out to the Tribe informing them of the mistake (Tribe representative noted that they were not concerned with the area between the dwelling and road which is inclusive of trenching and new driveway location). Committee agreed that the change in driveway placement was a better location for entry/exit and better solution for abutters. Vegetation screening will be discussed between abutters. Jim W entertained a motion to approve a special permit amendment (plan as amended and presented) for the relocation of the driveway conditioned upon the Tribe observing any further ground disturbance if they feel comfortable; moved by Tom and seconded by Jim N; PBPRC voted 7-0, motion passed.

*Public Hearing: Kevin Smith - 43 Moshup Trail - Map 12 Lot 11* - Per the applicant's request, Sarah motioned to continue hearing to February 7<sup>th</sup>, 2023; Jim M seconded; PBPRC voted: 6-0-1, motion passed. Heidi abstained.

*Next meeting dates:* February 7<sup>th</sup> and March 14<sup>th</sup>, 2023. February 7<sup>th</sup> meeting will be in person. Sophia noted that nomination papers for this coming election will be available soon for those who wish to run for Planning Board again.

*Public Hearing: Kenneth and Corrine Dipietro - 5 Sunset Lane - Map 6 Lot 105.2 – Request to site stone wall along property boundary* - Sophia read zoning section 13.6 Stone Walls and Fences and questioned whether siting of a new stone wall requires a special permit. Proposed stone wall did not meet the definition of a structure as it is not 6ft tall. Committee discussed siting of stone walls. Jim M noted that typically the center point of the wall is considered the boundary marker. Committee reviewed the site plan and current issues with neighboring easements/access over the lot. Committee concurred that the stone wall was a low lying, freestanding, dry stone wall and did not need a special permit and any easement/access issues are not within the PBPRC purview to discuss further. Applicant understood the discussion and agreed to withdraw the application. Abutter stated that the stone wall would block their access. Again, Committee noted that the discussion of easements and access was beyond their level of review at this time.

With no other business, the meeting adjourned at 7:53pm.

*Respectfully submitted, Sophia Welch, Board Administrative Assistant*