

Aquinnah Planning Board Plan Review Committee Meeting – February 1st, 2022

Members Present: Sarah Thulin, Jim Mahoney, Jim Wallen, Berta Welch, Jo Ann Eccher, Jim Newman, Tom Murphy

Not Present: Isaac Taylor

Also Present: Jess Ward, Kevin Shea, Laura Jordan, Saskia Vanderhoop, Heidi Vanderhoop, Amera Ignacio, Meg & Adrian Higgins, Ben Kelley, John Davis, Chris Alley, Kiki & Vincent Loccisano, Debra Cedeno, Peter Temple, Reid Silva, Kristen Reimann, Ellen & Craig Whittom, Greg Meline, Gary Foster, John Abrams, Mike Parker, Albert Schechterman, Doug Plumer, Karen Salvatore

Meeting was held via videoconference on Zoom

Meeting opened at 6:32pm

Committee requested to extend site visit times.

Minutes – Sarah motioned to approve the 12/7/21 minutes. Motion was seconded by Jim N. PBPRC voted 7-0, motion passed.

Other business:

- PBPRC Rep on Community Preservation Committee (CPC) - seat is currently held by Jim M. Jim M noted that his time is up but he would continue. Jim N motioned that Jim M remain PBPRC rep on CPC. Sarah seconded. PBPRC voted 7-0, motion passed.

- All Island Planning Board Group Discussion: Jim N noted that he has been going to the All-Island Planning Board Group meetings. At the first meeting, the group discussed how onerous the MVC was. After a few meetings, the group decided that the issues Edgartown and Oak Bluffs had with the MVC will be dealt with outside of the group. Jim N suggested that Aquinnah continue to participate in the group because there are issues that need to be addressed that impact the entire island. Committee agreed.

- Jo Ann informed the committee that her seat is up for reelection this year but she will not be taking papers out. She has sat on the Board for over 25 years, and it is now time for someone else to be part of the Board. Committee thanked her for her institutional knowledge and commitment to the Board. Berta informed the committee that her term is up in 2024 and will be stepping down as well after May elections for the same reasons Jo Ann expressed. Committee briefly discussed residents who have expressed interest in running for the Board as well as the alternative/associate member position.

Public Hearing: Alan Slatas (applicant) - Rose Meadow Way Map 5 Lots 4 and 13 (Cont. from 7/27/21, 9/14/21, 10/19/21 & 12/7/21). Applicant requested to continue hearing. Con Comm has continued their hearing to February 22. Sarah gave a brief synopsis on the recent Con Comm hearing. Sarah motioned to continue the hearing to March 15th at 6:40pm. Tom seconded. PBPRC voted 6-0-1, motion passed. Berta abstained.

Committee scheduled a meeting date for April 12, 2022.

Committee discussed the recent storm and the work of the town's community emergency response team. Committee questioned how the town could improve the DAS system and whether the police do wellness checks on vulnerable residents.

Public Hearing: Ben Kelley - 4 Harpoon Hollow Map 5 Lot 145. Ben Kelley presented the proposed amendment to increase the height of dwelling to 26ft to accommodate a second bedroom on the second floor. Committee discussed history of the lot and prior issuance of special permits. Committee determined that the site was not open and/or highly visible from any public way. Applicant will need to consult with the Board of Health and Building Inspector on whether the basement constitutes a bedroom because it will be finished space (basement bedroom not permitted by BOH). Jim W entertained a motion to support the plan as presented with the following conditions: subject to BOH and footprint will not increase. Motion moved by Tom and seconded by Jim M. PBPRC voted 7-0, motion passed.

Public Hearing: Adrian & Meg Higgins on behalf of Mary E Cournoyer TR and Rebecca J Cournoyer TR (owner) - Church Street Map 9 Lots 209 & 209.1. Reid Silva and Adrian Higgins presented the proposed plan: parcel is 1.61 acres and within an excavated burrow pit area; lot runs across Church Street; special permit includes a frontage modification (200ft of frontage runs through the interior of the lot); existing access off of Church Street will remain; BOH approved 5-bedroom septic system but the proposed dwelling is 3-bedroom; proposed development meets all setbacks; height of dwelling is proposed at 18ft above mean average grade (single story); project notification has been submitted to Mass Historic (awaiting a final recommendation); applicant plans to revegetate along road edge to increase screening as well as plant along north side of lot; dwelling will measure 44ftx32ft with a 18ftx24ft bump out to the northeast (under the 2,000sf structural density threshold without Special Permit).

Abutters expressed the following concerns: development on the small triangle of the lot located across the road (applicant has no plans to develop); proposed 5-bedroom septic where many pre-existing non-conforming lots on Church Street were restricted to 3-bedroom septic; use of existing well and waterline development plan; and history and acquisition of the lot.

Committee discussed at length the proposed 5-bedroom septic, concern with over density on the undersized lot and sealing the septic at 3-bedroom. Committee requested that the waterline be done via underground boring. Reid noted that many properties along Church Street are most likely restricted to 3-bedroom septic due to wetland setbacks whereas this lot is different in topography and if the building envelope doesn't change then the number of bedrooms and septic capacity does not concern the PBPRC.

Jim M motioned to approve project as presented conditioned upon the following: height is restricted to 18ft above mean grade, directional boring of waterline, dwelling restricted to 3-bedroom (agreed to by applicant), exterior lighting bylaw, neutral trim/natural materials, PBPRC review of MHC recommendation regarding archeological. Sarah seconded. PBPRC voted 7-0, motion passed.

Public Hearing: Ellen C and Craig A Whittom, Trustees of the Ellen and Craig Whittom Family Trust - Maple Hill Drive Map 9 Lot 201.2. Applicants presented the following: history of lot and approved special permit; siting of dwelling downhill (base of hill) on 3.3-acre lot; proposed ridge height at 24ft above mean grade; 1,593sf of conditioned space and approximately 1,000sf of unconditioned space; 4-bedroom dwelling; no skylights; neutral trim and natural materials; driveway takes advantage of natural grade from road to the house and less disruptive to the site; location of shed is to help shield vehicle lights from abutting property; plan includes multiple locations of additional plantings to increase screening (along both sides of the beginning of driveway, within space running north to south from the shed to the southern edge of dwelling site and within pull off location along Maple Hill Drive); glazing is under the 50% wall to glass ratio

policy.

Applicant informed the committee that they had taken a misstep with archeological work (work had been started, then the dwelling was re-located, and vegetation had been removed to continue the work). Per bylaws, all projects are reviewed by the PBPRC prior to any archeological work. Archaeological has been completed for the limit of work/development. Abutters made the following comments: appreciation of applicant working with abutters in siting and screening; concern that the screening will not take care of what has been removed within a few years; and the possibility of angling driveway downhill more. Although the re-angling of the driveway as requested is just outside the limit of work already surveyed, Committee did not find any issue with the proposed change so long as the Wampanoag Tribal Historic Preservation Office is consulted, and they are comfortable investigating the area. Sarah motioned to approve project as presented upon the following: neutral trim and natural colors; height not to exceed 24ft above mean grade; Conservation Commission orders; Board of Health conditions; all exterior lighting must comply with exterior lighting bylaw; subject to a final archaeological determination made by the PBPRC with a recommendation from MHC; subject to consultation with the Wampanoag Tribal Historic Preservation Office regarding proposed shifting of driveway. Tom seconded. **PBPRC voted 7-0, motion passed.**

Public Hearing: Molly Ann Carey and Kevin Shea - East Pasture Road Map 8 Lot 63.

Applicants presented the following proposed amendments to a previously approved plan: relocation of dwelling to the northwest and siting of garage to the east; relocation would decrease the number and height of retaining walls and decrease amount of ground disturbance; relocation of dwelling sits on more level area of the lot; proposed footprints included 1,939sf of dwelling and screen porch, 554sf of decking, patios and stairs and a 576sf garage; proposed septic relocated to east to reduce disturbance; reduction in width of dwelling by 15ft; no change in ridge height from previously approved dwelling (23ft2in with portion at 23ft9in); new dwelling has cross gable roofs which breaks up the mass. Applicant is trying to be sensitive to neighbors and trying to avoid 10ft retaining walls.

Committee made the following comments: proposed location is at topmost highest point of property which is not generally encouraged; intention of not having dwellings on top of hills is for areas that are in open and/or highly visible to public areas, which does not apply to this lot; applicant is working with the PBPRC in siting a dwelling appropriately; concern with added garage and proposed increase in footprint from prior special permit.

Abutters made the following comments: clearing of land and maintaining screening between properties; height of dwelling; siting of garage which had been previously eliminated; curving of driveway and concern with vehicle headlights; concern with maintaining vegetation along East Pasture; concern with location of driveway and neighbor's gate. Applicant stated that they are open to discussing screening with abutters. Committee reviewed building elevations.

After further discussion, Committee requested submission of revised site plan with septic driveway plan, a landscaping plan with screening to abutters and submission of project notification form to MHC (change in work). Committee also requested scheduling of site visit with ridge poles flagged for dwelling and garage. Sarah motioned to continue the hearing to March 15th, 2022 at 7:00pm. Jim N seconded. **PBPRC voted 7-0, motion passed.**

Public Hearing: Judith Lane - 415 State Road Map 11 Lot (Cont. from 7/27/21, 9/14/21, 10/19/21 & 12/7/21). Applicant requested to continue the hearing to next available meeting while they continue to pursue landscaping options. Sarah motioned to continue the hearing to March 15th,

2022. Jim N seconded. PBPRC voted 7-0, motion passed.

Public Hearing: Town of Aquinnah of West Basin Road Map 3 Lot 1 (Cont. from 5/18/21 & 7/27/21, 9/14/21, 10/19/21 & 12/7/21). Application withdrawn as the proposed project does not constitute as a boat house as outlined in the zoning bylaws (section 10.2-4-A-2).

Public Meeting: Theise of 19 Locust Lane Map 5 Lot 175.1 - Preliminary discussion on potential subdivision. Chris Alley presented: parcel located on Locust Lane to be divided into 2 lots; would require widening of a 40ft right-of-way road; exiting development would remain on one parcel (approx. 5 acres); would require a Form C division and the creation of 200ft of frontage for new lot. Committee did not express any immediate concerns with the discussion.

Public Meeting: Noble of 461 State Road Map 8 Lot 130 - Preliminary discussion on potential division/reconfiguration. Chris Alley presented: Lauren Walters, owner of parcel along the beginning of East Pasture Road, is looking to potentially petition to partition a small piece off of the Noble property at 461 State Road (Walters has 8% ownership in the 461 State Road lot); proposed new lot would have frontage along State Road but would still be accessed from East Pasture; added land would allow for a dwelling site further back from East Pasture. Committee expressed concern with PBPRC involvement in the subdivision of property where the applicant only has an 8% ownership in the proposed divided lot. Berta requested that the Committee seek Town Counsel opinion on whether the PB has the ability to approve the plan as discussed without the applicant owning the entire lot. Chris noted that Walters has the ability to proceed with the plan as a part owner in the parcel. Being that this was a preliminary discussion, committee took no action.

With no other business, the meeting adjourned at 10:18pm

*Respectfully submitted,
Sophia Welch, Board Administrative Assistant*