

Aquinnah Planning Board Plan Review Committee Meeting – March 15, 2022

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

Not present: Berta Welch, Isaac Taylor

Also present: Alan Slatas, Amara Ignacio, Bill Lake, Devin Slatas, Laura Jordan, Brooks Billingham, Heidi Vanderhoop, Doug Dowling, Jill Gross, Chris Alley, Tom Braun

Meeting was held via videoconference on Zoom

Meeting opened at 6:38pm

Minutes: Sarah motioned to approve the 2/1/22 and 2/8/22 minutes. Jim M seconded. Committee voted 5-0, motion passed.

Correspondence:

Jo Ann joined the meeting.

Request from Energy and Climate Committee for letter of support for ETIPP Renewable Energy Planning Project - Energy and Climate Committee is applying for a small federal program intended to help island communities to help with energy planning by providing experts employed by the federal government that help prioritize both steps to transform energy and make it more resilient (not a dollar grant and will not have any budgetary implications). Chilmark and Aquinnah have been advised to submit a joint application that will be looked at more favorably than two competing towns. Bill Lake, on behalf of the Energy and Climate Committee, requested a letter of support from the PBPRC for the application. Tom motion to support the efforts by Bill Lake and Committee in the form of a letter of endorsement from the Planning Board and Planning Board Plan Review Committee of Aquinnah. Sarah seconded. Committee voted 6-0, motion passed.

2021 PBPRC Town Report – Sophia will send out again. Report is inclusive of the number of special permits and zoning determinations issued in 2021.

Public Hearing: Joshua Recave (owner) & 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 & 2/1/22

Conservation Commission update: Con Comm expressed concern with a potential isolated wetland within the house site, however, DEP determined it was too small of an area to regulate and had no issue with it being filled; bordering vegetative wetland is subject to flooding and will be protected with a dual erosion control barrier (snow and siltation fencing); Con Comm approved the project with the following conditions: no cutting or topping of any trees on the property can take place without a separate notice of intent, areas surrounding features must be fenced in as ordered by the Wampanoag Tribe of Gay Head Aquinnah (WTGHA) and inspected by Randy Jardin, no stock piling and other conditions standard to Con Comm orders. PBPRC concurred with Con Comm's conditions.

Final proposed project specifications: 1983sf footprint (inclusive of screen porch, decks, retaining wall and exterior stone steps); building has been set back further from identified archeological features; WTGHA, PAL and MHC have approved the project as presented with erosion control barriers around the boulders that are on top the features; ground cover and screening to be planted around septic system area; final ridge height is 18ft above mean grade; chimney will be approx. 3-4ft above ridge and measures 5ftx3ft with three flues; north wall glazing is 20%, south is 39%, east is 27% and west is 17% (total

glazing of house is 26%); exterior materials will be cedar shake and neutral trim (grey-brown color); no skylights. There was no public comment.

Jim N motioned to approve the project as presented with the following conditions: no tree cutting or topping can be done and must return to PBPRC and Con Comm for review and approval, submission of a final landscape plan (to be approved by PBPRC), submission of a final as-built-plan, fencing to be placed around two features as ordered by and inspected by the Wampanoag Tribe of Gay Head Aquinnah, features must be protected in perpetuity, all trim to be neutral color and/or natural materials, must follow exterior lighting bylaw. Tom seconded. Committee voted 6-0, motion passed.

Zoning Determinations:

Barber – 416 Lighthouse Road – Map 5 Lot 87 – Septic System Upgrade – Archeological Review
Approved by Con Comm. MHC letter noted that the proposed project was within a disturbed area (existing septic system) and did not recommend further surveying. Sarah motioned that no further survey is required. Jim M seconded. Committee voted 6-0, motion passed.

Harrison – 472 State Road – Map 11 Lot 30 – Septic System Upgrade – Archeological Review
Approved by Con Comm. MHC letter noted that the proposed project was within a disturbed area (existing septic system) and did not recommend further surveying. Jim N motioned that no further survey is required. Jim M seconded. Committee voted 6-0, motion passed.

Friedman – 1 Skye Lane – Map 4 Lot 19 – Septic System Upgrade – Archeological Review
Approved by Con Comm. MHC letter noted that the proposed project was within a disturbed area (existing septic system) and did not recommend further surveying. Jim N motioned that no further survey is required. Sarah seconded. Committee voted 6-0, motion passed.

Dowling – 759 State Road – Map 9 Lots 148, 149 & 150 - Determination on visibility
Applicant's request is to determine visibility of site 200ft back from State Road. Land is vegetated so that there is unlikely visibility from State Road. Front 200ft of lot will not be developed other than utility lines and access road. Ridge poles had been erected 200ft from the edge of State Road, but a site visit had not been scheduled. The following was discussed at length: concern from the Committee with lack of development/building site plans to accurately address and determine visibility; absence of direction for applicants within the bylaws for visibility determinations; visibility determination does not guarantee a special permit for future development on the property. Sarah made a motion determining that the property is open and highly visible. Jim N seconded. Committee discussed the request further. Sarah withdrew her motion. Committee requested that the applicant erect ridge poles within a house site that is closest to the road but 200ft back from State Road. Sarah motioned to continue the determination meeting to the May meeting. Tom seconded. Committee voted 5-0-1, motion passed. Jim M recused and abstained from the vote. Committee scheduled a meeting for May 24th, 2022. Committee briefly discussed the lots Board of Health approved 14-bedroom septic and the need to meet with Board of Health to discuss recently approved larger septic systems.

Public Hearing: Shea – East Pasture Road Map 8 Lot 63 – Cont. from 2/1/22
Applicant requested to continue the hearing to the next meeting. Sarah motioned to continue the hearing to April 12th at 6:40pm. Jim W seconded. Committee voted 6-0, motion passed.

Public Hearing: Judith Lane - 415 State Road - Map 11 Lot 43 – Cont. from 7/27/21, 9/14/21, 10/19/21, 12/7/21 & 2/1/22

Applicant requested to continue the hearing to the next meeting as they continue to pursue landscaping options. Sarah motioned to continue the hearing to April 12th at 6:50pm. Jim W seconded. **Committee voted 6-0, motion passed.**

Public Hearing: Island Housing Trust (applicant) of 939 State Road Map 5 Lot 170.2 – Cont. from 2/8/22
Applicant withdrew application as the current zoning does not give PBPRC authority to approve the project as is (2 duplexes on under 4 acres) and applicant will be filing with the Zoning Board of Appeals in accordance with Chapter 40B.

Sarah and Tom left the meeting.

Public Meeting of the Planning Board: Form A – Dintenfass – Moshup Trail – Map 12 Lot 14
Form A division of a 100ft beach association lot into 3 lots (two 20ft lots and one 60ft lot). Division will clean up the tax interest for shareholders. Jim W entertained a motion to accept the Form A as presented. Motion was moved by Jim N and seconded by Jim M. **Planning Board voted 4-0, motion passed.**

Public Meeting of the Planning Board: Form A – Town of Aquinnah – 941 & 955 State Road – Map 5 Lots 170.1 & 170.2
Form A redrawing of lot lines of two parcels located behind Town Hall. Redrawing of lines will start to accommodate and arrange for the town to move forward with the proposed uses of the lot (affordable housing site and playground). Current property line between the two lots follows a stone wall but will shift to the east maximizing one lot and leaving a 2.09-acre developable lot for the affordable housing site. Jim N motioned to accept the Form A as presented. Jim W seconded. **Planning Board voted 4-0, motion passed.**

With no other business, the meeting adjourned at 8:15pm.

Respectfully submitted,

Sophia Welch, Board Administrative Assistant