

Aquinnah Planning Board Plan Review Committee Meeting – April 12th, 2022

Present: Jim Wallen, Jim Newman, Sarah Thulin, Jo Ann Eccher, Jim Mahoney, Berta Welch, Isaac Taylor

Not present: Tom Murphy

Also present: Reid Silva, Kiki & Vin Loccissano, Kevin Shea, Molly Carey, Karen Salvatore, Kristen Reimann, Jim Carey, Heidi Vanderhoop, Naushon Vanderhoop, Amera Ignacio, Deb Cedeno, Bruno Olivera, 904-716-6155, IphoneJoaneve, Ipad4, Cookie Wells

Meeting was held via videoconference on Zoom

Meeting opened at 6:44pm

The Committee thanked Jo-Ann for her many years of service and expressed their gratitude for her contribution to the town.

Minutes: Sarah motioned to approve the 3/15/22 minutes. Jim M seconded. Committee voted 5-0-2, motion passed. Berta and Isaac abstained as they were not present at the meeting.

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 withdrew the application.

Public Hearnig: Shea – East Pasture Road Map 8 Lot 63 – Cont. from 2/1/22 & 3/15/22

Applicants presented the proposed plan: shifting of house site to the south and on the ridge (flatter area); septic relocated uphill towards driveway; relocation of house will reduce impact to site (reduction in grading, hardscape, retaining walls and vegetation removal); revised site plan has been sent to MHC for review but PBPRC has not received comments back (applicant looking for approval pending MHC recommendations); previously approved footprint was 2,267sf (dwelling 1,730sf, screen porch 206sf, decks/patios/stairs 331sf) and proposed relocated footprint is 2,901sf (dwelling 1,667sf, screen porch 272sf, decks/patios/stairs 386sf, garage 576sf (reintroduced concept)); relocation of well to avoid removal of major trees and inside 100ft buffer zone to wet area (DEP determined not a wetland resource and project has been reviewed and approved by Con Comm); finished floor elevation is few inches lower than previously approved plan; relocated dwelling ridge height is 23'9" and garage is 19'10"; proposed plantings/screening along east side and west side of boundary lines to increase screening to abutting residences; driveway layout gives the best approach to dwelling and limits the amount of headlight illumination on abutting residence. Applicant informed the Committee that Public Archeology Lab (PAL) felt that the revised limit of work was not significant. Proposed garage would be unconditioned/unfinished space with pull down access to storage above.

Abutters expressed the following concerns: calculation of ridge height between approved dwelling location and relocated dwelling (elevations match due to exact regrading plan to previous plan where the new dwelling is now sited); wall to glass ratio (each surface is less than 50% and applicant will submit verified calculations); rationale behind the reintroduced garage which had been removed from prior application (previous garage location was not feasible); whether screening was mandatory and if there would be screening along road (principally screening is mandatory for public space and secondary for abutters and permits are typically conditioned on a final landscape plan and the proposed plan screening intent is to screen building to building). Sarah noted that she was unable to support the proposed plan given the footprint and location of the dwelling on the ridge/high point potentially giving a looming feeling over East Pasture Road (private road). However, Sarah felt that because the plan did not require extensive vegetation removal and the proposed landscape plans were good changes.

After polling the committee and given concern from Committee members with the amount of density on

the lot, the applicant removed the garage from the plan. After a second poll, Jim M motioned to approve the project with the following conditions: submission of a final landscape plan prior to issuance of certificate of occupancy, removal of garage, proposed screening to be added to plan, final approval from MHC, verification of glazing and any other applicable bylaws. **The PBPRC voted 5-1-1, the motion passed.** Sarah opposed. Isaac abstained.

Public Hearnig: Levkoff – 3 Aquinnah Circle Map 6 Lot 25.4

Berta and Isaac recused themselves. MV Land Bank letter concerning both 3 and 7 Aquinnah Circle properties was read. Committee discussed the history of the lots and building encroachment on abutting properties. Committee did not take any issue with the proposed 20sf shed as it will be built on existing decking (within existing footprint) and height will be well under the existing structures ridge line.

Lengthy discussion ensued regarding the boundary lines of the property and historical encroachment on abutting properties. Existing decking is currently being replaced and the Committee expressed concern with the project as it may have led to new encroachment and possible stone wall alteration. Committee requested that the applicant have the lots surveyed ensuring that the decking does not extend onto neighboring properties and boundary markers to be placed.

Sarah motioned to approve the project conditioned on the submission of a final certified survey and placement of monuments to accurately mark the boundaries especially to the north and towards the Outermost Inn property (east south lot line). **Jim N seconded. 5-0-2, motion passed.**

Committee suggested that the applicant contact the abutters (Land Bank and Outermost Inn) to discuss the project, permission and cleanup of the boundary lines.

Public Hearnig: Wells – 7 Aquinnah Circle Map 6 Lot 25.3

Berta and Isaac recused themselves. Sarah motioned to approve the project conditioned on the submission of a final certified survey, placement of monuments to accurately mark the boundaries especially to the north and towards the Outermost Inn property (east south lot line), and total clean up on abutting property that has been disrupted by the decking project. **Jim N seconded. 5-0-2, motion passed.**

With no other business, the meeting adjourned at 8:26pm.

Respectfully submitted,

Sophia Welch, Board Administrative Assistant