

Aquinnah Planning Board Plan Review Committee Meeting – May 24th, 2022

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

Not present: Berta Welch

Also present: Jerry Green, Brendan O’Niell, Megan Gombos, Laura Jordan, Gabrielle Whitcomb, Doug Dowling, Greg Whiting, Chris Alley, Alan Slatas, Jack Fruchman, Peter Temple, MHV, Megan Ottens-Sargent, Brendan’s iPhone, Phil Regan, Claudine Hanley, Matt Cramer, Carlos Montoya, Brendan Hanley, Jo-Ann Eccher, Meg Bodnar, 508-460-5529, Groovie Nonnie

Meeting was held via videoconference on Zoom

Jim W opened the meeting at 6:33pm. Committee welcomed new Planning Board members. Amara was designated to sit on the Planning Board in the absence of Berta Welch for the meeting.

Minutes: Sarah motioned to approve the 4/12/22 minutes with typos to be corrected by Sophia. Jim W seconded. Committee voted 4-0-3, motion passed. Heidi, Amara and Tom abstained as they were not present for the meeting.

Committee scheduled the next meeting for Tuesday June 28th, 2022.

Other Business: Archeological Determination: Whitton Maple Hill Drive Map 9 Lot 201.2 - Special Permit issued had been conditioned upon a final archeological determination with the review of a Mass Historical Commission (MHC) recommendation. MHC did not recommend further surveying and determined that with the implementation of the updated site protection and avoidance plan as submitted by The Public Archeology Laboratory, the project would have no adverse effect to archaeological resources on the lot. Sarah motioned to approve the most recent change in archeological review and that the project does not require any further surveying. Jim W seconded. Committee voted 5-0-2, motion passed. Heidi and Amara abstained.

Other Business: update on former Decoulos property off of Moshup Trail – during the excavation of the foundation for the approved dwelling, water started to pool. Sarah noted that the owner has been cooperative with Con Comm suggestions. Should it become more problematic, DEP will need to conduct a visit for further remediation.

Next meeting date: June 28, 2022.

Public Meeting: Dowling – 759 State Road – Map 9 Lots 148, 149 & 150 – Visibility Determination: Even though the applicant owns three contiguous lots, they presented the request as one lot. Committee determined that behind the 200ft setback from State Road, the site is not open and/or highly visible without any clear cutting within the 200ft. Any development will need to seek permits from all applicable boards. Sarah motioned determining that behind the 200ft setback the lot is not open and/or highly visible. Jim W amended the motion determining that behind the 200ft setback is not open and/or highly visible without any clear cutting in front. Jim N seconded. Committee voted 7-0, motion and amendment passed.

Public Meeting: Joshua Recave (owner) & Alan Slatas (applicant) - Rose Meadow Way - Map 5 Lots 4 and 13 - special permit amendment request. Requested amendments included the siting of an 8ft retaining wall, extension of retaining wall by 8ft and roof mounted solar panels (as of right so long as they follow zoning requirements). Proposed increase of footprint on the lot was 16ft. Retaining wall changes would alter grading so that the screen porch would be level with first floor. Committee determined that the

changes were minor enough to be reviewed by the Zoning Administrator.

Public Hearing: CCS Sanctuary, LLC of 4 Moshup Trail Map 12 Lot 87: Applicant presented the proposed plans and vantage photos: project falls within the Moshup Trail DCPC, Coastal DCPC, Aquinnah DCPC and Roadside District; application is pending Board of Health review; there is a filing open with the Conservation Commission (Con Comm requested new flagging of wetlands and continued hearing to July); new communication line to be trenched down existing road; proposed new 4 bedroom septic sited on hillside to the north giving better separation from ground water and wetlands and more accommodating soils; relocation of well near driveway; proposed new dwelling sited over existing dwelling location; proposed 1 car garage bunkered into hill (potential to negotiate relocation out of undisturbed area); proposed 10ftx18ft pool sited in the existing/old septic location (does not meet pool setback requirements and would require Zoning Board of Appeals hearing); applicant is interested in restoring portion of the back property into heathlands which would potentially neutralize additional footprint (existing easement onto footpath of neighboring property); there are wetlands on and off site and the project is 100ft from wetlands; existing footprint is 1,672sf; proposed footprint is 3,487sf (2,964sf house and decks, 180sf pool (reduced from original application submission), 343sf garage); proposed dwelling rotated to minimize visibility of the broadside of the dwelling and take advantage of solar; proposed pitched roof height is 2-3ft lower than existing (existing is 27ft above mean grade and is a flat roof); project does not include a full basement; exterior materials would be natural, and applicant is exploring a copper roof; MHC determined that the project was unlikely to affect historical and/or significant archaeological resources (PBPRC has not received MHC letter).

The Committee made the following comments: proposed project is a significant increase in footprint in a sensitive area; whether the Committee should approve a height of 24ft when they have the opportunity to approve a project that could be less detrimental than existing; concern with approving the project and the impression it will give for other projects going forward; request to discuss reduction in footprint; making the project more conforming to bylaws; Select Board accepted the MV Land Bank letter concerning the project and voted their confidence in Con Comm and PBPRC to protect the environment of the town without a referral to the MV Commission; impact to species (Natural Heritage and Endangered Species Program (NHESP) has issued conditions); concern with the activity and light impact to all public areas and habitat.

Public comments: questions regarding whether the project is impactful to more than just the sightline to Moshup Trail; extensive project given the bylaws and location/habitat (between two conservation areas); request that all communications received regarding the hearing would be submitted to the public record of the meeting; concern with new disturbance to the area; setbacks within the overlay districts; request for project to minimize impact to site as priority; appreciation of commitment from applicant to restoring native habitat but it should not make up for doubling the footprint (including garage and septic that would both disturb natural areas); roof line change is an improvement, the dwelling is within disturbed and cleared areas and the restoration of cleared area is a great improvement; consideration of tax base (property is already in the tax base and base is heavily weighted on land value); increase in footprint versus decrease in height is not a tradeoff.

Sarah motioned to continue to June 28th for a progress report. Jim W seconded. Committee voted 7-0, motion passed.

Meeting of the Planning Board: Form A – Peter Temple – 1 Maple Hill Drive–Map 9 Lot 7. Proposed Form A subdivision plan included the removal of an appendix on the southeast side of property. Main lot will remain conforming with 2.08acres and adequate frontage. The smaller parcel will be donated to conservation. Jim N motioned to approve the Form A as presented. Isaac seconded. The Planning Board voted 5-0, motion passed.

Meeting of the Planning Board: Form A - Moshup Trail Limited Partnership – Moshup Trail – Map 12

Lots 7 & 34. Proposed Form A subdivision plan included the division of 1 lot into 3 lots: 2,500sf lot (to be conveyed to the owner and held with parcel 9-7), approx. 9,000sf lot (to be conveyed to the owner and held with parcel 9-1, resolving encroachment), and a 4.55acre lot. Smaller lots are not buildable lots by themselves. Isaac motioned to accept the Form A as presented. Jim N seconded. **The Planning Board voted 5-0, motion passed.**

Committee briefly discussed the idea of holding a separate meeting to discuss the pre-existing non-conforming bylaw and review of zoning bylaws.

Committee requested information regarding a potential violation along Lighthouse Road: it is the understanding that the Building Inspector has ordered a cease and desist on a property on Mariners View Lane where buildings have been constructed without permitting.

With no other business, the meeting adjourned at 9:39pm.

Respectfully submitted,

Sophia Welch, Board Administrative Assistant