

Planning Board Minutes 01/14/19

APPROVED

Chilmark Planning Board Jan. 14, 2019

Present: Peter Cook, Chris MacLeod, Catherine Thompson, Janet Weidner, Rich Osnoss, Mitchell Posin

Not Present: John Eisner

Public & Board/Comm. Members: Donald Sexton, III, Geoghan Coogan

Staff: Jennifer Christy, Admin. Asst.

Meeting was called to order at 4:30 PM

- **Public Hearing: Margaret Hannemann & Highmark Green LLC Form C Definitive Subdivision**
 - Mr. Osnoss opened the public hearing at 4:30PM.
 - Mr. Silva presented the plan and described the plan that was approved in 2013 and the fact that the plan was never filed at the Registry of Deeds.
 - The reason for coming in with a new definitive plan is to address the small pieces of land on either side of the new plan, approved in 2013, that were part of opposite parcels on either side of the new road.
 - The rights of way were discussed and it was confirmed that the abutter, Donald Sexton, III, utilizes two rights of way, the new road created in 2013 and the older road that extends more directly and closely by the Hannemann house.
 - Mr. Silva introduced Attorney Coogan who is representing the Hannemanns.
 - It was also confirmed that this plan would not increase the rights to develop any current parcel due to the change in the lot lines.
 - Mr. Sexton was recognized and stated he is not interested in giving up his rights to access his property through the access that extends more directly and closely past the Hannemann house.
 - Ms. Weidner made a motion to close the hearing. All ayes.
 - Mr. Posin made a motion to approve the Form C subdivision. The motion was seconded. All ayes.
- **22 Austin Pasture Realty Trust, Request for Decision on Building Envelope Alteration**
 - Mr. Osnoss agreed to consider a building envelope change at Map 33, Lot 47.
 - Brief discussion occurred and it was determined that what is needed is a decision from the Planning Board regarding the reconfiguration of the building envelope.
 - It was confirmed that the proposed building envelope is no larger than the existing approved building envelope.
 - Mr. Silva showed the Board the letter that was recorded and dated November 14, 2017 regarding the decision that was voted at the Planning Board meeting on November 13, 2017.
 - A motion was made to approve the change in building envelope and to create a written decision in the same form as the decision that was written on November 14, 2017.
 - Mr. Silva asked that the letter refer to the small, 8 ½" x 11" sized 22 Austin Pasture Realty Trust plan that was provided to the Board at the meeting.
 - The motion was seconded and approved unanimously.
- **Form A: Wang Vineyard Realty Trust, Map 7, Lot 40**
 - Mr. Osnoss agreed to consider a Form A Application for Map 7, Lot 40.
 - Brief discussion occurred and it was determined that the proposal is to separate a .65 acre parcel with a structure from the remaining 16.75 acre lot.

- It was determined that the Form A would be considered at the January 28, 2019 meeting. Mr. Silva verbally agreed to allow an extension of the deliberation on the Form A beyond the 21 day statutory period of decision, if needed.
- The Board also asked Ms. Christy to ask Counsel whether the Board may endorse an “unbuildable” parcel with a dwelling on it and also determine the use and size of the existing building.
- **Town Report 2018:**
 - The Board reviewed the draft of the Planning Board’s submission to the 2018 Annual Town Report. It was approved with changes.
- **Correspondence:**
 - Valerie Sonnenthal
 - Brief discussion of the Menemsha Bus Turn-Around issue and the Board of Selectmen’s meeting on January 8, 2019.
 - It was determined that the Board of Selectmen voted to delay work on the bus turn-around while suggestions from townspeople are submitted to the consultant William Brewster.
 - Mr. Osnoss read the emailed letter from Valerie Sonnenthal aloud and into the record.
 - Brief further discussion occurred and it was noted that the current plan that was considered and approved by the Board of Selectmen for the bus turn-around is more extensive than what the Planning Board recommended.
 - It was noted by Ms. Weidner that she would communicate with Joan Malkin about continuing to serve as a subcommittee member and report back on the 28th of January.
 - Mr. Osnoss asked to read aloud the January 10, 2019 email from Sergio Modigliani regarding the proposed swimming pool zoning bylaw amendments addressed to Jennifer Christy and Chuck Hodgkinson. He read the email aloud.
- **Topics not reasonably anticipated by the Chairperson at the time of posting:**
 - No other topics were addressed.
- **Minutes:**
 - The minutes of November 13, 2018 were reviewed and approved with one change.
 - The minutes of December 10, 2018 were reviewed and approved with changes.
 - The minutes of December 17, 2018 were reviewed and approved with changes. It was asked that Ms. Christy please bring the proposed swimming pool bylaw proposal, with the added sentence by the ZBA, to the next meeting of the Board on January 28, 2019.
- **Next Meeting:**
 - January 28, 2019, 4:30PM
- **Documents:**
 - Margaret Hannemann & Highmark Green LLC Definitive Subdivision plan
 - Map 26, Lots 66 & 67.1 files

Meeting adjourned at 5:49PM. Minutes respectfully submitted by Jennifer L. Christy