

Notes from Site Plan Review Board-211 Edgartown Rd-February 22nd, 2024

- Site Visit conducted at 10:00 am with Applicant Antone Dias, VLSE Michael Tompkins, Ben Robinson, Amy Upton, Rachel Baumrin
- Jeff Pratt called meeting to order at 10:40 am

- In attendance are Jeff Pratt-BOH, Caroline Little-ConCom, Bow Van Riper-Historical commission, and Connie Alexander-filling in for PB, Ben Robinson-Architect, PB Administrator is Amy Upton. Rachel Baumrin-minute taker
Absent: Member of ZBA

- Mercy Bell and Antone Dias are the Applicants
- VLSE represent the Applicants as their agent.

- Documents for Review include;
 - Site Plan in Tisbury, Massachusetts Assessor Parcel 21-B-30 prepared for Mercy Bell, Scale 1"=20', revised February 20th, 2024
 - Preliminary Floor Plans and Virtual building renditions for 211 Edgartown Rd.
 - Planning Board notice of public hearing for Feb. 7th, 2024
 - GIS Map of 21-B-30 and circle of abutters
 - Letter from Attny. Jonathan Silverstein re; adequacy of frontage on a public way
 - Letters from abutters; Judith Araujo and Laura Noonan

- This application is in front of the Tisbury Planning Board under the *TZBL 04.04.02 Multifamily Dwelling and Structures*. To qualify for a special permit the applicant must meet a list of enumerated considerations. Please review the bylaw for details.
- Antone Dias and Michael Tompkins presented the proposal to the Site Plan review board.
 - The property is located in the Lagoon Pond Watershed in the Island Roads District and is in the R20.
 - The lot size is 44,321 Square feet or 1.02 acres. The minimum lot size is 20,000 Sq. Ft.
 - The lot abuts the Town owned Bear Hill and Land Bank trail at the rear of the lot.
 - Island Food Products (IFP) abuts the Southwest boundary and is uphill from the Applicants property. There are genuine concerns regarding the runoff from the higher elevation which has been clear cut and paved. The Review board recommends contacting the Building Inspector and the Select Board with these concerns.
 - The property 211 Edgartown Rd. has established frontage by building an access road circa 2019 and upon completion discontinued the easement through the Noonan's property, which lies to the Southwest of the property. The new access way will be extended along the Northeast boundary, which abuts Robin Canha's property.
 - There is an existing 4 bedroom, 2 bath cape style home on the property currently occupied by Antone Dias and his siter Mercy Bell, which utilizes an existing 4-bedroom septic system.

-There is a newly installed, as yet unused, 7-bedroom septic system at the rear of the property, in anticipation of building a second dwelling. A small portion of the leaching field is in the watershed. To avoid triggering the need to upgrade the system to an advanced denitrification system at this time, the Applicant and their agent have worked with the BOH and determined that the leaching field will be reduced to a 6-bedroom septic. The proposed new building is a 3-bedroom two bath single family dwelling. The BOH further recommends that the two structures retain separate systems.

-The parameters of the multifamily bylaw have been considered by the Applicant and are represented in the site plan, including separate access, parking, and discreet yard space. The proposed building will meet all setback requirements and height restrictions in the R20 zone.

-The intentions of the Applicants are to expand the housing capacity of their property to allow for two separate single-family dwellings without having to subdivide the lot. Mercy Bell and her family will live year-round in the existing dwelling and Antone Dias and his family will live in the newly built Single-family dwelling, once completed.

- Abutters perspectives vary but for the most part have been positive. Overall, the neighborhood is amenable to what Mercy Bell and Antone Dias are hoping to accomplish in their efforts to create sustainable year-round multigenerational housing for their respective families.
- Comments and questions from the Board
 - All members recommend using sustainable building materials for the deck, trim, doors and windows, and the avoidance of products like vinyl siding, although recognizing the need for asphalt roofing but suggest upgrading to a 50-year product. The Applicant proposes using cedar trim and shingles and pressure treated pine for the decks
 - The review board was not satisfied with the preliminary virtual renditions of the proposed 3-bedroom dwelling and floor plans; in that they did not provide enough detail to allow for an accurate representation of the building as it will be situated on the lot.
 - The review board requested that the Applicant site the building so as to adequately indicate grade and height of the proposed structure. At the site visit it was apparent that there is some topography to consider. The Applicant intends to have more detailed plans and elevations prepared in advance of the March 6th public hearing for the Planning Board to review.
- After some discussion as to whether to require the Applicants to return to SPR with updated plans and elevations, The Site Plan Review Board determined to recommend to the Planning Board the approval of Mercy Bell and Antone Dias' proposal to build a SFD at the locus of 211 Edgartown Road once they have fulfilled and implemented the requests as outlined above. All members in attendance were in favor.

Respectfully submitted by Amy Upton