

Aquinnah Planning Board Plan Review Committee Meeting June 20th, 2018

Members Present: Peter Temple, Chairman, Sarah Thulin, Jim Wallen, Jo Ann Eccher, Jim Mahoney, Isaac Taylor

Members Not Present: Berta Welch and Jim Newman

Also Present: Jennifer Staples, Kristina Hook, Vernon Welch, Paul Manning, Building Inspector Lenny Jason, Barbara Spain

Meeting opened at 8:01am.

PBPRC re-opened a hearing continued from 6/12/18 to act upon a request from Jennifer Staples and the Wampanoag Tribe of Gay Head Aquinnah of Aquinnah Circle Map 6 Lot 20.2 for Special Permits to construct a temporary canopy and storage unit and to operate a gift shop located in the Gay Head Cliff DCPC, Coastal DCPC and Town Wide DCPC. Peter informed the Committee that the requested use of the lot is non-conforming, however, even though there is no structure on the lot, the lease has been existent, and the Committee should consider the lease and use valid. Peter gave a brief review of the discussion from the 6/12/18 hearing. Due to safety concerns raised by the Committee and abutters at the previous hearing and the fact that the Town-Tribe Cliff Lot Lease requires the exterior walls of all structures on the Cliff Lots to be shingled, the applicant requested to amend the application from a temporary canopy to the siting of a pre-constructed shed. In reviewing the proposed plans, the Committee found that the shed is 16'6" x 12'6" with a ridge height of approximately 11'6" above natural grade. The Committee found that the proposed height of the structure is under the height restriction for the district and would not stand out among the other existing shops. The Committee found that the shed will be sited on cement blocks allowing for a small gap between the floor joists and ground for proper drainage (a concern expressed by the Building Inspector and Committee). The Committee requested that a PBPRC member be present at the time that the shed is placed on the lot. To allow for an alleyway for the public to access the picnic area behind the proposed and existing buildings, the Committee requested that there be at least a 7.5' buffer between the proposed and existing building. To keep the proposed shed and lot in line with the standards of the Cliff Shop area, the Committee requested that the applicant plant vegetation on the lot and/or spread woodchips on a temporary basis to level the ground. The Committee and applicant agreed to hold a post summer review to address any issues that may arise during the season and/or changes to the permit.

With no other concerns from the Committee, abutters, or Building Inspector, Peter entertained a motion to approve the installation of a shed on a temporary basis as amended and presented conditioned upon the following: the shed must be brought up to the standards for the area (shingles and white trim) and made to look as nice as possible and consistent with the overall look of the area, surface of the lot must be leveled and covered with single ground woodchips and/or vegetation where needed, applicant must maintain at least a 7.5' buffer between the two buildings, the building front must line up with the other existing buildings on that side, a PBPRC member must be present at the time the structure is put on the lot, subject to a post summer season review in the Fall 2018 to discuss future use of the structure and any small changes to the lot or structure itself that may be required. Motion was moved by Jim W and seconded by Isaac. There was discussion on the applicant maintaining a rodent barrier around the bottom of the

structure to keep animals out. Peter amended the motion to include an additional condition that rodent protection be constructed around the bottom of the structure to keep animals out. **The PBPRC voted 6-0 to approve the amendment and motion.** There was brief discussion regarding the appeal period.

The Committee briefly discussed the appointment of a Planning Board member to CPC. Sarah made a motion to nominate Jim M to sit as a PB member on CPC. Motion was moved by Jim W and seconded by Jo Ann. **The PBPRC voted 6-0, the motion passed.**

With no other business to address, the meeting adjourned at 8:29am.

Respectfully submitted, Sophia Welch, Board Administrative Assistant