

W. T. PLANNING BOARD MEETING, JANUARY 8, 2007, 7:30 P.M.

PRESENT: Susan Silva, Mark Yale, David Douglas, Ginny Jones, Leah Smith

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Paul Adler, Robert Schwartz, Erik Hammerlund, Sandra Polleys, Simone DeSorcy.

MINUTES

Minutes of the 12/4/06 and 12/18/06 meetings were approved as written.

Minutes of the 11/13/06 meeting were approved as amended.

CORRESPONDENCE

In: Nyama Wingood re. Solace, 505 State Road;
Leah Smith re. Board position;
Robert Schwartz re. Board position;
Erik Hammarlund re. Board position;
Paul Adler re. Board position;
Irene Fyler re. McBride Release.

NEW BUSINESS

New Board Members: The Board interviewed Leah Smith, Robert Schwartz, Erik Hammarlund, and Paul Adler who all applied to fill the vacant seat on the Board. After a lengthy discussion, the Board voted unanimously to appoint Leah to fill the full member position, and to appoint Erik Hammarlund as the new associate member.

Zoning Bylaw Amendments: Regarding the definition of “building height,” David said he had no problem the way it reads, as the visual impact depends on the project proposed and the tree canopy at the specific site. Mark said his concern was projects like the Rattner house where they did extreme excavation to change the finished grade to meet the height requirement. David said if you used existing grade, someone could mound up the property before building to end up with an even higher structure. Susan said it seems that the Board is not ready to change this definition.

Board members discussed adding a definition of “gallery.”

Regarding “Multi-family Housing by Special Permit,” Board members agreed that 75% affordable does not work on a 3-unit project. David suggested rewriting so that if there are 3 units, 2 of the 3 must be affordable; if 2 units, then 100% affordable; if 4 or more units, then 75% affordable. Ginny said she understood the necessity, but wondered whether this was the appropriate time to propose the amendments, as there was an application in the works. David and Susan said it needed to be clarified. Mark asked whether the policy of one unit per acre maximum density should be clarified. Board members agreed, stating that they should be separate warrant items.

Mark pointed out a discrepancy in Section 11.2-2 Accessory Structures vs. the definition of accessory structure that needs clarification.

New Policy, Files: Simone reported that an elected official had taken some Planning Board files home to review. Ginny made a motion to create a policy that no files should leave the building except for an off-premises meeting. She said that people can either review the files within Town Hall, or make photocopies to peruse elsewhere; all in favor.

OLD BUSINESS

Nyama Wingood, Solace, 505 State Road: David read aloud a letter from Nyama Wingood enumerating all of her uses within the building in the MB district, now including psychic readings. Ginny made a motion to approve the uses; all in favor.

Planning Charette: The MVC has not responded to the Board's latest letter asking for help running a planning charette, not to be part of the MVC's Island Plan effort. After a lengthy discussion, it was agreed to first hold one or more meetings to discuss the North Tisbury area containing the grandfathered businesses, but not to combine this with discussions re. expanding the MB district or the flatlands. Mark said that the laws re. grandfathering also need to be discussed at that meeting. Susan said it will be important at a future point to discuss the MB district and the flatlands in order to plan for future needs.

Cramer Residence, Edgartown-West Tisbury Road: It was noted that this house, under construction, has an illegal second driveway. An occupancy permit should not be issued until one of the driveways is closed.

The meeting was adjourned at 9:50 p.m.
Respectfully submitted,
Simone DeSorcy, assistant

Approved 1/22/07