

W. T. PLANNING BOARD MEETING, MAY 5, 2008, 7:30 P.M.

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

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Kris McDonald, Michael Jampel, Doug Hoehn, Simone DeSorcy

MINUTES

Minutes of the 4/28/08 meeting were approved as written.

CORRESPONDENCE

In: Rez Williams, Ancient Ways Summary from Brendan O'Neill
Zoning Inspector to Peter Williams, Notice of Violation

Out: Peter Williams re. special meeting request;
Zoning Inspector re. Peter Williams;
Nicholas Rutkiewicz re. fire hydrant fund

NEW BUSINESS

Michael Jampel, Discussion re. Multi-Family Housing, M31 L121: Michael Jampel said that he is interested in purchasing this 3.58-acre lot from Doug Hoehn and applying for a special permit to create 2 affordable houses and one market-rate house. An existing house on the site would be one of the affordable homes. Board members had previously visited the site. Michael Jampel said he needs to meet with the Affordable Housing Committee and then decide on ownership of the property. If he does a land lease through the Island Affordable Housing Trust, then each lot would pay the Trust \$50/month for the length of the lease.

David asked how much acreage of the lot was taken up by the long leg that serves as the access road for this lot and an abutting lot; Doug Hoehn said about $\frac{3}{4}$ acre. He said that he created easements on both lots; the shared driveway at the back of the subject lot will be realigned closer to the property line. Ginny noted that a couple of trees would need to be removed where the driveway meets Edgartown Road in order to allow two cars to pass.

David said he felt this was as suitable a piece of property as the Board is likely to see to accommodate affordable housing. The next step is for Michael Jampel to meet with the Affordable Housing Committee and develop an application.

OLD BUSINESS

James Ferry, Change to Approved Use: Board members reviewed the MVC's DRI checklist to see if the change of use of the second floor from office space to a yoga/exercise studio would trigger their re-review. Checklist item #3.301e) states, "Any development of commercial, storage, office and/or industrial lands or building(s) or any private educational facility that has any change of use, or increase in intensity of use...with the concurrence of the Martha's Vineyard Commission." Item #3.102a) requires referral of "any development...which is on property which has been...the

subject of a previous DRI application...or is an amendment or modification to a previously approved DRI application” (once a DRI always a DRI). Ginny stated that she felt the proposal is a substantial change to what the MVC approved; other Board members agreed. Susan and Leah said they felt the proposed new use is too much for the lot when added to the other approved uses and would not support it even if MVC approves it. David said that the applicant would need to reconfigure the parking plan to accommodate this substantial increase in use. Leah agreed that the applicant needs to address how parking will be accommodated. Ginny made a motion to refer the revised application to the MVC under the sections cited above.

Multi-Family Housing, 200 State Road: Simone reported that the applicant had requested that the public hearing be scheduled for June 23, 2008; Board members indicated that they could be present. Also, some abutters contacted the office to request a meeting with the Board before the public hearing; Board members felt that the appropriate time for abutters to present their concerns was at the public hearing.

Peter Williams, LI District: Simone reported that Ernie Mendenhall, Zoning Inspector, had issued a Cease and Desist order to Peter Williams.

Rez Williams re. Peter Williams’ Proposal: Simone distributed copies of Brendan O’Neill’s “Ancient Ways Summary,” as provided by Rez Williams. Board members will review the document.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Simone DeSorcy, administrator

Approved May 12, 2008