

W. T. PLANNING BOARD MEETING, FEBRUARY 25, 2008, 7:30 P.M.

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

ABSENT: David Douglas

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Glenn Hearn, Heidi Feldman, Kristine McDonald, Michael Jampel, Karen Lobdell, Kenneth Lobdell, Matthew Tewksby, Byron Hartley, Chuck Hodgkinson, Bea Phear, Kent Healy, Simone DeSorcy

NEW BUSINESS

Public Hearing: Jampel Special Permit, Multi-Family Housing, M10, L199.8, 105

Stoney Hill Road: Susan read the hearing notice and opened the public hearing.

Kristine MacDonald, Michael Jampel's partner, presented the proposal for a special permit under Section 4.4-3B Multi-Family Housing by Special Permit. The lot currently has a 1,900 sq. ft. 4-bedroom house. The proposed plan would include 2 additional 1,200 sq. ft., 3-bedroom houses. The existing house would sell at market rate, and the 2 new houses would be for affordable housing. The developers would sell the land to Island Affordable Housing Trust who would then lease the land back to the homeowners via a ground lease for \$50 per month. The Housing Trust supports the project. The land lease would be established when IHT buys the land; the 3 homeowners would purchase the houses, not the land. Kristine MacDonald said they had met with the Affordable Housing Committee, which voted to endorse the proposal, asking for some preference for West Tisbury residents.

Comment letters were read aloud. The Affordable Housing Committee wrote in support of the project. The Board of Health said the septic/well plan was incomplete. The following abutters wrote in opposition to the project: Jim Creedon, John and Rosemary Williams, Glenn and Rosemary Jackson, Pamela Bounds Peia, and Heidi Feldman and Curtis Friedman.

Abutter Byron Hartley asked whether abutters' wells and septic systems should be shown on the plan; Michael Jampel said his engineer said it wasn't necessary. Mark asked what the "reserve area" was shown on the plan; Michael Jampel said it is required by the Board of Health. Susan said that a site visit would be necessary so that the Board could see where the new houses are proposed in relation to the existing neighborhood.

Abutter Ken Lobdell asked whether the lot was 3 acres; Michael Jampel said it was 2.86 acres. Ken Lobdell said that he didn't see how this proposal was consistent with zoning, as Homesite Lots can be a minimum of 1 acre. Mark said that under the zoning bylaw section that this project is being applied for, there is no maximum density carved in stone, but that a minimum of one acre per dwelling is the Board's preference. He noted that Ken Lobdell is correct in that Homesite Lots (a different section of the bylaw) can be no smaller than one-acre. Ginny said that the proposal is interesting in that the lot is undersized to begin with.

Kris MacDonald said they had previously talked to the Board about building an access road over this lot to reach the adjacent 17-acre property (M10, L196) that she and

Michael Jampel also own. This was to be a large-scale development. She said that she and Michael Jampel have made a clear decision not to go ahead with this project. Further, the subject property will be purchased by the IHT, so Kristine MacDonald and Michael Jampel will lose the ability to create an access road to the larger lot over the smaller one.

Mark asked whether the Board should consider including a condition of approval that the subject lot (M10, L199.8) shall never contain access to the adjacent 17-acre lot. He said he understands that Mr. Jampel might not intend to build such a road at this time, but a future owner could.

Abutter Karen Lobdell said that she was raised on the island and understands the affordable housing issues. She is concerned, however, with so much density on Stoney Hill Road (Kingdom Hall, Co-Housing, Chicama Vineyards, Thimble Farm). The intersection at State Road with the bus stop is dangerous. Working people live on this road. Approving this project will be opening a Pandora's box.

Byron Hartley said that he and his neighbors had been considering offering their subdivision's common area to the Town for an affordable lot, but the density of the Jampel proposal had stopped this process. He said that any density greater than that of co-housing is unacceptable. He said one rarely sees horses on Stoney Hill Road anymore due to the traffic. Heidi Feldman said that she lives on a 10-acre farm off of Stoney Hill Road in Tisbury. Her property is next to a friendly 40-B development. She said that the number of bedrooms on both properties was limited by Tisbury due to their location over the aquifer in order to protect the water table. She said road safety was another issue.

Ken Lobdell said that drivers are awful to pedestrians and other cars on the road, and it will only get worse. With more use and maintenance of the road, it is getting wider. The surface gets beat up quickly. He said that build-out happened quickly, and that Co-Housing changed everything dramatically and immediately. Where does it stop? He said he is concerned about the potential build-out of the Silva property and Chicama Vineyards, which is for sale. What precedent are we setting? Byron Hartley said that Stoney Hill was once considered a Scenic Road. He said that residents are considering requesting DCPC designation for the road. Ginny noted that dirt roads island-wide are facing the same issues of traffic, rude drivers, etc.

Heidi Feldman asked what the maximum number of bedrooms is in West Tisbury. Mark said the Board of Health requires 10,000 sq. ft. of property per bedroom, and noted that the Board of Health has some concerns with this proposal. Michael Jampel said the concerns are related to ownership of the property, septic system and wells. Mark asked whether the Board of Health would approve any plan that it thought would endanger the aquifer, noting that he thought that was the entity charged with protecting the Town aquifer. He said he would like to think that they wouldn't approve the plan if they deem it a threat to the area's water system.

Mark said he would like to see marked on the plan the abutters' lot sizes, and locations of existing wells and septic. Then the Planning Board will need a ruling from the Board of Health once they have a plan that meets their specs. Michael Jampel said that the Planning Board could make a decision subject to Board of Health approval.

Mark said he felt for the neighbors' concerns, and that they were island-wide concerns at this point, including his own neighborhood on a long dirt road, Vineyard Meadow Farms. He noted that the bylaw under which Mr. Jampel is applying has existed for 8 years, although seldom used, and that the Board is trying to hold the line at 1-acre minimum density-wise.

Karen Lobdell asked whether this was a tentative plan, as it seems incomplete. Susan said that it is an application before the Town. Ken Lobdell said the Board also needs to think about the placement of the dwellings in relation to the existing neighborhood. Mark Yale said there will be a site visit, and that houses and bounds will be staked.

Heidi Feldman said the project should be conditioned against using this lot to access abutting properties. Mark said that he would personally propose such a condition. He said that at 2.86 acres, the lot was closing in on the small side for 3 units; an access road to abutting properties would take up even more space. Michael Jampel said he would agree to such a condition.

It was agreed that Mr. Jampel will have his surveyor stake the corners of the proposed house sites as well as property bounds and the proposed driveway. When this is done, a site visit will be scheduled. Ginny said that aerial photographs would be helpful. Kristine MacDonald said she would submit the IHT standards and conditions as well.

Ginny made a motion to continue the public hearing until the Board can make a site visit; all in favor. The Board directed Simone to contact abutters when the continued public hearing is set. Michael Jampel said that abutters could contact him to arrange to see the staked property should they so wish.

Public Hearing: John Reed, M30 L4, Special Permit for Driveway Separation

Reduction: Susan read the public hearing notice and opened the public hearing. The applicant seeks to create a second access to his property at 371 Edgartown Road, 654 feet from the existing access. Neither the applicant nor his agent were in attendance to present the proposal; no members of the public were present to comment. It was discussed that the Board's mission is to reduce the number of curb cuts within the Island Roads District; without hearing a specific need, there is no reason why the Board should grant a reduction to the 1,000-foot access separation regulation. It was moved and seconded to continue the public hearing until March 3, 2008, 8:30 p.m.; all in favor. Board members may visit the site individually to assess the proposed location of the curb cut.

Town Hall Renovation Committee Presentation: Committee members Bea Phear, Chuck Hodgkinson, Kent Healy and Ginny Jones presented the proposed renovation plans for Town Hall that will be brought before voters in April. Bea said it was important to note that because the project is the renovation of a public building within a historic district, Community Preservation Act funds can be used. The Committee will also be presenting the plan to the Historic Commission, ZBA, Selectmen, and at a public forum before the Town Meeting.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,
Simone DeSorcy, assistant

Approved 3/3/08