

**WEST TISBURY ZONING BOARD OF APEALS
MINUTES JUNE 3, 2009
HOWES HOUSE 7 PM**

PRESENT: Eric Whitman (Chair), Tony Higgins, Tucker Hubbell, Nancy Cole, Bob Schwier

ABSENT: Toni Cohen, Larry Schubert

ALSO PRESENT: Jay Guest, Lisa Foster, Josh Yates, Kim Cottrill, Melissa Patterson, Alix de Seife Small

BUSINESS

- The minutes of May 13 were approved as written
- Approval for change to Maki garage: Mr. Maki got a Special Permit in 2006 for a garage. He would like to widen a dormer by a total of 5 feet. The Board deemed that the plan he sent didn't show clearly the change he wanted approval for. He will need to send another plan.

HEARINGS

7:20 PM An application by Jay Guest on behalf of Guy Angiuoni for a Special Permit to alter and extend a pre-existing, non-conforming (by setbacks) house. To add on a 14' by 23' deck to the rear of the house requiring 2' of setback relief from the NW bound and 3' from the SW bound. Sects. 11.1-3, 11.2-2 of Zoning Bylaws; 83 Pin Oak Circle; Map 16 Lot 201; RU Dist. *No Correspondence* Builder Jay Guest represented the application for the deck. Board of Health approval had been given for its placement. It was established that other houses were not right near this house. It was found that the setback relief sought was minor and would not be detrimental to the neighborhood or Town; the Special Permit was granted unanimously.

7:40 PM An application by Josh Yates, Lisa Foster and Neal Kaplan for Special Permits to alter and extend 2 pre-existing, non-conforming (by setbacks) building: 1) To demolish the existing kitchen, dining room and bath to the rear of the "rectory" house and replace it with a family room and kitchen, an increase of 5 sq ft. The existing setback is 29' from the W bound, the proposed will be 31' from that bound; 2) To cover the bulkhead area to the rear of the old church to make a bathroom and entrance to the basement, an increase of 56 sq ft. The existing setback is 26' from the W bound, proposed will be 24'. Sect. 11.1-3, of Zoning Bylaws; 335 Lambert's Cove Rd; Map 7 Lot 10; RU and Roadside Dist. *Correspondence: 1) Board of Health*

The Board of Health wrote regarding how many gallons of wastewater would be allowed on the property and that the church would be charged 110 gallons a day with or without a detached bedroom. The flow for the church would be determined when the use of the church itself is determined.

Josh Yates and Lisa Foster presented their application. The first question put to them was, what are you going to use the church for? They had submitted as part of their narrative "...allow for gatherings and community functions". They answered it would most likely be used as a studio for art, not a gallery. It was explained that they would have to be living on the property to have a home occupation, and there were very few allowable community functions in the RU District. The applicants would not be living there yet. The applicants explained they can park 6 cars across the street, due to an agreement with that property owner. There is limited parking on their lot. It was

pointed out that that was a potentially dangerous stretch of road. The applicants said they would not be renting out the church/hall.

They explained they wanted to keep the aesthetics of the buildings the same. They are going to do the belfry over. They added that the church was built around 1845 and the rectory most likely in the 1920's. As for putting in a basement in a portion of the rectory, this would provide much needed space for mechanicals, such as a heating system, and storage. They will not lift the house up, but rather bobcat under it. They will bring it up to code and insulate it. When asked, they said they could see no neighbors' houses, just woods. They are not trying to change the appearance of the buildings. They submitted before and after photo-shopped images of the buildings. After cautioning the applicants that they were voting on the alterations of the buildings, not on usage, the Board voted unanimously to grant the requested Special Permits for the Rectory and the Church on the grounds it would not be more detrimental to the neighborhood. The applicants were asked to return to the Board of appeals for discussion should there be any change in use of the rectory other than, studio/detached bedroom.

8PM An application by Alix de Seife Small for a Special Permit for a home occupation: To knit and sell knitwear, to design and sell patterns, to sell home spun yarns and rovings and small accessories to support the yarns and patterns. Sect 8-5 of Zoning Bylaws; 70 New Lane; Map 31 Lot 64; RU Dist. *Correspondence: 1) abutter Ann Fielder, in favor*

Alix explained she'd been knitting for 50 years and had worked on commission for New York designers. She showed the Board several examples of her home knit goods. She explained she owned angora goats which now abide in Vermont. She spins and hand paints the yarn from the goats. She would like to sell these yarns and rovings, (carded wool not yet spun), her original patterns, knitting needles that she makes, and a variety of goods that she hand knits. She stated that the business would not be intrusive, that the guest house on the property is remodeled and a comfortable space for this business. She has off-street parking for about 7 cars. She would expect 12 customers a day at best. Her hours would be 10-5. She doesn't plan to hire anyone. She'd like to do knitting workshops. She was cautioned to return to discuss this with the ZBA should she do the workshops, as that may need Plan Review by the Planning Board.

She said it would be great if she could sell other Island produced yarns as incidental to what she produces. She said there will be a level stone walkway for an entrance and that there are 2 doors to the building. She said right now the shop will be seasonal, while she lives in the house. Eventually she'll be here year round. She showed the Board the sign for the place, which Melissa Patterson painted. Abutter Kim Manter spoke, saying the proposed shop was near her property line. She asked if this would turn into a shop that could sell anything, not just what Alix produced, as it is in the Rural District. Eric Whitman pointed out that she had submitted that 95% of what she sells would be made by her. Tucker Hubbell pointed out that the Bylaw allows for accessory goods in a minor way. After stating they were not voting on workshops, the Board voted unanimously to grant the Special Permit as submitted.

OTHER CORRESPONDENCE

From ConCom...copy of letter to Joan Smith

The meeting was adjourned at 8:55 PM

Respectfully submitted, Julie Keefe, Board Admin.