

WEST TISBURY ZONING BOARD OF APPEALS
MINUTES NOVEMBER 18, 2009
7:00 PM 2ND FLOOR OF TOWN HALL

PRESENT: Eric Whitman, Bob Schwier, Toni Cohen, Larry Schubert

ABSENT: Nancy Cole, Tucker Hubbell, Tony Higgins (Nancy Cole and Tucker Hubbell recused themselves from the meeting's one hearing and did not attend the meeting.)

ALSO PRESENT: Kathy Gibbs, Doug Reid, Beth Kramer

BUSINESS

- The minutes of November 2 were approved as written.
- The Board discussed what changes they'd like to have made to the cell tower bylaw, for example what has been problematical in past applications. The Planning Board have hired consulting firm Kreines & Kreines to rewrite the WCF bylaw.
- American Tower Co (DAS) have been in touch and asked for a Dec. 1 or 2 pre-application discussion. As they failed to get back to the ZBA to confirm a date until too late, the discussion will be on Dec 2.
- A look at Gordon application for December 1; does he need more submittals. No, he does not.

HEARING

7:20 PM An application by Beth Kramer and Doug Reid for a Special Permit for a 500 sq ft accessory apartment attached to an existing shed. Sects. 11.2-2, 4.4-3, 4.4-4, of Zoning Bylaws; 105 Skiffs Lane; Map 17 Lot 3.35; RU District. Correspondence: 1) Statemnt from Beth and Doug; 2) Letter form Mcaull Reid to Beth; 3) Melissa and John Patterson

Correspondence was read. The Pattersons wrote warmly and strongly in favor. Beth and Doug described how having his own space would help their grown son be able to have some independence during his long recovery from a very serious injury and to learn to eventually live on his own. Mcaull told of how much it would mean to him to be able to live on his own, to be more free and relearn the way of life. Abutter Kathy Gibbs spoke strongly and warmly in favor of the apartment. The following findings were made regarding the apartment itself.

The granting of this permit satisfies the requirements of Section 4.4-3 as the apartment meets the dimensional requirements of the bylaw and there will be no other subordinate dwelling on the lot. There are 2 egresses for the apartment. The granting of this permit satisfies the requirements of Section 4.4-4 as the applicant is aware of and will sign the affidavit concerning the occupancy restrictions and requirements for accessory apartments. The existing drive and parking will be used for the apartment. The apartment meets setbacks.

The 500 sq ft apartment attached to the 12' by 16' shed to will not be substantially more detrimental to the neighborhood and Town and is of a moderate size, and the construction is in harmony with similar development in the neighborhood and town in scope, size, and design.

The Board voted unanimously to grant the Special permit with the usual conditions and wished Doug and Beth the best with their project.

OTHER CORRESPONDENCE

- American Tower Co. has asked for a pre-application meeting. The date will be December 2.

The meeting was adjourned at 8 PM

Respectfully submitted, Julie Keefe, Board Administrator

