

WEST TISBURY PLANNING BOARD MINUTES September 10, 2018 5:30 PM

PRESENT: Ginny Jones, Bea Phear, Susan Silva, Leah Smith, Matthew Merry, Henry Geller.

ALSO PRESENT: Tom Colligan, Joe Tierney, David Burgess, Jane Rossi

Ginny opened the meeting at 5:30 pm.

DISCUSSION:

Informal discussion with Tom Colligan, Electrical Inspector:

Tom began by stating that there had been some recent concern regarding a subdivision. He said he had not been notified of what was being done at the property. Ginny asked him who was supposed to have notified him. He said that under Section 5.2-3 of the Rules and Regulations governing the Subdivision of Land, the specs are outdated. He said he has been following the states regulations and not the Planning Board's. He said that all specs need to be met prior to the release of any lots. He explained that when the first subdivisions were developed, such as Oak Lane, the requirement was that the utilities had to be underground. The power was a wire that would run to a plug. Unfortunately it was private and abutters would have to pay to tie into it. Back then, Tom said he sat down with Ernie Mendenhall and figured out what the average house size was which led to the figures that are listed under Section 4.2-4. He went on to say that the size of subordinate dwellings has increased so the regulations should be updated to reflect the new size. If your property was to have a main house and a guest house, enough power would have to be installed to accommodate for both structures.

Tom stated that Section 5.2-1 is boilerplate. It was written back when there was no Comcast so it won't currently work with a telephone company. It is now a requirement to have two pipes run to the conduit. Bea pointed out that electricity would be a 3rd utility to run to the conduit and Tom said that was correct. He said the transformer creates usable power to the lot. Ginny pointed out that currently, a lot of houses don't have land lines and she felt that was a problem in the event of an emergency. Joe mentioned that he had heard that Verizon is no longer supporting copper lines and they will no longer fix the wire lines. Bea suggested that all three lines be installed so that the homeowner has their choice of which to activate. Leah asked if 3 conduits are enough and Tom said it is never enough. He said the piping comes off of a reel and can be easily installed. Tom was not aware of the cost. Matt said that 3 would take care of the upgrade, and new subdivisions sometimes install a spare. He also pointed out that utilities are a requirement.

Bea stated that Flat Point Farm is at the end of a very long road. Matt said they have power to a certain point, and Tom said they have something in place that they can feed off of. Bea and Leah both stated that it is necessary to add the cable for all utilities. Bea said that the more the planning board requires, the better, but we don't to be too onerous.

Ginny said that the Scott's Grove development must have cable, phone and electric. Bea said the board should include language that requires all utilities. Tom said he will get together with Jane and work out some language. Bea suggested the revisions be blessed by the Selectmen.

Tom said that under Section 5.2-1, all underground utilities should not be within the traveled way. If that is the case and a cable fails, all properties are going to be trapped until the issue is fixed because the road will be impassable. A right of way for installation is better than the traveled way.

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Leah pointed out that appliances require less power these days and Tom said that a lot of people are using very low wattage light bulbs; 60 watt bulbs are now using 7 watts. Leah said the regulations should reflect that. She suggested that the regulations state “in compliance with current state codes.”

Tom said that he has to review a plan prior to the issuance of a building permit. Joe said that Jane should be the one to submit the plan to Tom. It was suggested that a sign-off sheet be drafted that includes a check list of what the applicants responsibilities are, and should be submitted to the applicant when the application is submitted to the planning board. The sign-off sheet should include utilities, fire water source, Board of Health, Conservation Commission and Road Inspection.

There was a discussion regarding inspection fees and Joe stated that Tom doesn’t get paid for his inspections. Jane pointed out that fees are listed in the regulations and electrical inspection fee is included in the list. It was suggested that fees be added to the sign-off sheet. Jane will work on drafting the form, and Jane, Tom and Joe will get together to amend the regulations.

Site Plan Review application from David Burgess on behalf of Sherri and Lewis Wexler for a house over 3000 square feet on the property located at Map 35, Lot 1.2, 122 Pond View Farm Road:

David Burgess informed the board that the property owners propose to build a 3011 square foot house and they recently came to realize that the plan had to be reviewed. Matt informed David that this is just a review and the board doesn’t condition the project, it simply offers suggestions. David described the property, stating that the lot is 3.1 acres, the house will be one story and the height will be less than 18 feet high. There will be 4 bedrooms and 4.5 bathrooms. A proposed guesthouse is included on the plan. The board informed David that a minimum of 4.5 acres is needed to build a guest house so the owners are not entitled to One on their lot. However, the board did inform him that an assessor apartment is allowed.

Leah moved and Bea seconded the motion in favor of the plan. The vote was unanimous.

DISCUSSION:

Airport Expansion, etc.:

Ginny said there used to be a policy that planes were not allowed to fly between 11:00 pm and 6:00 am. They have been flying at all hours of the night. Ginny also said that the airport is planning to rebuild. Leah said they should just expand if they need more space but apparently that is not the case.

Housing Section of the zoning bylaws:

Bea and Henry explained their draft proposed amendments to the zoning section:

- Dormitory housing section is fine.
- Multi-family needs work. There is a fair amount of discussion regarding bedrooms as opposed to units. Scott’s Grove is an example of multi-family housing. Bea said that the BOH might consider greater density than 10,000 sq ft per bedroom.

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- Bea said it would be good to consider increasing building height to add more bedrooms.
- Consider special permits.
- Apartments/bedrooms on top of shops.
- Consider decreasing 75% dedicated to affordable housing, make it more attractive.

Remote Meeting Attendance:

Jane informed the board that the Town Clerk said that Henry was allowed to remote in to the board meetings.

Draft Road Association Guidelines:

The board was happy with the guidelines that Bea drafted for new developments seeking to form a road association.

MINUTES:

June 11, 2018: Bea moved and Leah seconded the motion to approve the minutes. The vote was unanimous.

August 27, 2018: Leah moved and Bea seconded the motion to approve the minutes. The vote was unanimous.

FURTHER DISCUSSION:

Ginny mentioned that the beginning of the Road to Great Neck belongs to Debra Polucci. Some of the road belongs to Look-Strom and some to Flat Point Farm. Leah said that the road seems to be in good shape regarding turn-outs. Matt said that the turn outs should be installed 200 feet apart unless there is a blind corner. He said that some areas will need upgrading. Bea said an association may determine repairs as needed.

Administrator's Evaluation:

Ginny agreed to fill out Jane's evaluation sheet this year.

Air B&B tax:

Ginny stated that anything that happens locally would depend on what happens at the state level. Only the Selectmen can levy a tax. Bea said it was onerous to propose a tax; homeowners are being squeezed. Ginny said that there is less affordable housing available and houses seem to be getting bigger.

Meeting Adjourned at 6:45pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on 9/24/18

