

## **WEST TISBURY PLANNING BOARD MINUTES September 24, 2018 5:30 PM**

**PRESENT:** Ginny Jones, Bea Phear, Leah Smith, Matthew Merry.

**ALSO PRESENT:** Perry Ambulos, Jane Rossi

Ginny opened the meeting at 5:30 pm.

### **Form A application from Perry Ambulos on behalf of Gerald DeBlois for lot line adjustments to the property located on Assessor's Map 43, Lot 12, 120 Little Homer's Pond Road:**

Perry displayed the plan and stated that the homeowners association has set the plan so that there are 10 lots. One of the lots is a common lot and it is shared by the association. There will be no further subdivision of any of the lots, each allowed no more than two houses if the size of the lot provides for a second house. Ginny said that the buyer of each individual lot will decide whether or not a tennis court will be installed. Perry said the formation of the lots has changed slightly and Natural Heritage has signed off on the plan. Perry said that the total size of the property is 308 acres, 200 acres of which is restricted to conservation.

Bea asked Perry how the board was to institutionalize the restrictions on the property. Perry said the Hadley lot is the only one that will have three houses. Ginny said the board will need an overall enumeration of the plan which supersedes all other plans. Bea stated that the board will need the text of Perry's restrictions. Perry said the restrictions are all part of the Homeowners Association Regulations. He said he could possibly incorporate the restrictions into a covenant. Matt said that something would be helpful for future inspectors. Perry said he would provide a narrative for the board that he would have the attorney in charge would draft.

*Bea moved to approve the plan under the condition that the board receives a narrative that explains the allowance on each lot Leah seconded the motion and the vote was unanimous.*

Matt asked Perry if this new plan obliterates the recorded plan. Perry said it would once it is recorded. Perry said he would obtain the narrative by the end of the week, or the beginning of next week. Perry said he would contact Manny Estrella regarding fire prevention.

### **DISCUSSION:**

#### **Section 4.4-3 Multi-Family Housing:**

Ginny stated that she found providing 25% affordable housing in a particular development is not enough. Bea stated that the reasoning behind the percentage might seem more attractive for something such as an assisted living facility. Ginny asked what the current cost was to build a unit. Matt said he figured between four to five hundred dollars per square foot. Leah said that a range of mixed incomes is needed in multi-family housing.

Matt pointed out that increasing the structure to 35 feet might be a safety issue. It could trigger the need for fire suppression, or a ladder fire truck. Bea stated that the point of the proposed amendment is to allow opportunity for a developer. She also said that regarding the height increase, going up is cheaper than going out. She said that these are all options. Matt said he that decreasing the setbacks wouldn't be a good idea since abutters are already uncomfortable with affordable housing in their neighborhood.

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**Schedule a site visit to Road to Great Neck:**

Jane informed the board that Arnie Fischer had requested that Leo DeSorcy take a look at the road and provide some feedback. It was determined that Bea and Jane will attend the site visit along with Eric Peters, Arnie, Eleanor and Leo.

**CORRESPONDENCE:**

- Letter to the Personnel Board granting permission for vacation time carry-over for the Board Administrator.
- Reschedule Adam Turner to October 22, 2018.

**MINUTES:**

●Bea moved and Leah seconded the motion to approve the September 10, 2018 minutes. The vote was unanimous.

Meeting Adjourned at 6:20pm

Respectfully submitted,

Jane Rossi, Administrator

**Approved on 10/1/18**