

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

**PRESENT:** Ginny Jones, Leah Smith, Bea Phear, Henry Geller, Susan Silva

**ABSENT:** Matthew Merry

**ALSO PRESENT:** Harriet Bernstein, Arnie Fischer, Eleanor Neubert, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

### **DISCUSSION:**

#### **●DeBloise site visit:**

Bea said that the board needs to determine that of the four sites outlined on the property, three are deemed treed lots and the lot with the existing camp is deemed an open lot. The open lot will be restricted to a structure height of 18 feet and the treed lots allow for 24 feet of roof height. The critical issue for the camp piece is to get permission from the Conservation Commission if they wish to renovate.

*The board was unanimously in favor of the height determinations with an abstention from Susan as she was not present at the site visit.*

#### **●Discussion at the last meeting with Doug Ruskin:**

Jane explained to the board what Doug Ruskin had stated in the last meeting. He was not happy with what he felt were onerous regulations. He understood the safety concerns regarding what may be stored in a storage container but he felt that the contents of a shed does not need to be inventoried so why would a storage container have to. Leah pointed out that there was also a discussion regarding how best to notify the public of important upcoming meetings. Doug felt more people would attend public hearings if they were directly notified. Bea mentioned that there was too much paperwork handed out at Town Meeting and it rarely gets read.

#### **●Report from Jane Rossi on a Layer Cake Septic System workshop:**

Jane explained to the board that the workshop she attended in New Bedford was very informative. The “layer cake” method is designed to reduce nitrogen from the waste water. This is a pilot program being offered in the Buzzards Bay area. Jane was asked if the system requires maintenance. She said it does, but she would check to see how in depth the maintenance is. She was asked to share the information with the Board of Health.

#### **●Fischer informal discussion on off-site affordable housing:**

Arnie Fischer appeared before the board to inquire about a 3 acre lot that is on the market. The lot is on Harpoon Lane and abuts a 3 home market rate/affordable housing complex. Arnie would like to consider mirroring that property on the 3 acre abutting lot. Because the lot is a so called “pork chop” lot, he asked if the long, narrow unbuildable section of the lot would be included in the 3 acres. The board wondered if the lot could become 3 separate lots or if it would become a condominium. Ginny read the Multi-Family Housing section of the zoning bylaws of which she discovered to be in need of revisions. Bea stated that the Fischer’s could apply for a special permit if the correct proportion of the property is affordable. Arnie

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mentioned that there is another lot available in Longview, however, he pointed out that Reid Silva had expressed his doubts about the lot given the fact that there may be wetlands.

Arnie stated that he has inquired about getting a list of vacant lots from the Assessor's office but he has not received anything. He said the Affordable Housing Committee should have a copy of that list.

Bea and Leah determined that the 3 acre Harpoon Lane lot could work as a condominium lot. Arnie asked if the location was adequate. Bea and Leah said it was an acceptable location for affordable housing; close to town and the bus route. Ginny said it may or may not be.

### **●MINUTES:**

●December 11, 2017: Bea moved and Leah seconded the motion to approve the minutes. The vote was unanimous.

●March 19, 2018: Bea moved and Leah seconded the motion to approve the minutes. The vote was unanimous.

●March 26, 2018: Bea moved and Leah seconded the motion to approve the minutes. The vote was unanimous.

### **GENERAL DISCUSSION:**

#### **●Bruno property on Old County Road:**

Leah explained to the board that the area on the Bruno's property that will become a road is a bit tangled but she doesn't think it will be a big problem to create a road.

#### **●Harriet Bernstein Byways Committee discussion:**

Harriet stated that the committee is anxious to pick up where they left off regarding revising the Special Ways section of the zoning bylaws. She was reminded that the planning board was asked to hold off until they can meet with Town Counsel in executive session sometime in May or June.

Harriet also mentioned that she is a direct abutter of the Bruno property and would like to be kept informed of the progress. She was told that the Bruno's would have to apply for a special permit from the planning board so Harriet will receive a hearing notice as a direct abutter. Harriet stated that there is a lot of development in her neighborhood.

Meeting Adjourned at 6:45 pm

Respectfully submitted,

Jane Rossi, Administrator

**Approved on 5/14/18**