

WEST TISBURY PLANNING BOARD MINUTES November 19, 2018 5:30 PM

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

ALSO PRESENT: Morgan Shaw, Chuck Sullivan, Josh Dunn, Jane Rossi

Ginny opened the meeting at 5:30 pm.

Site Plan Review application from Morgan Shaw and Chuck Sullivan on behalf of Michael and Kelly Desrosier for a house over 3000 square feet on the property located on Assessor's Map 3, Lot 9.11, 40 Bartimus Luce Road:

Chuck Sullivan explained that Bartimus Luce Road is off of Old Lambert's Cove Road and the property was previously owned by Brian and Nancy Abbot. He said that the owners plan to build a 3,644 foot new house and then later determine what they will do with the existing house. The owner would like to have a home office and perhaps a detached bedroom but that has yet to be determined. He said the height of the new house will be 23.5 feet. Bea pointed out that the Planning Board provides a list of suggested conditions that they strongly encourage the applicant to follow regarding non-reflective glass, native indigenous plantings etc. Chuck said that the property is very well screened with lovely plantings.

Bea moved and Leah seconded the motion to approve the plan. The vote was unanimous.

Site Plan Review application from Morgan Shaw and Chuck Sullivan on behalf of Blue Heron Farm LLC for a house over 3000 square feet on the property located on Assessor's Map 39, Lot 1.9, 99 Pond View Farm Road:

Chuck explained that the owners of Blue Heron Farm that is located across the Tisbury Great Pond from this property are the same owners of this property. He said the applicants propose to construct a single family residence. They plan to create a berm behind the house to provide privacy from the road and neighbors. He said the lot is not treed so the height of the highest peak of the roof will not exceed 18 feet. The lot is 3.8 acres and they will construct a 3 bedroom house for their guests. Guests will mainly travel to and from the property by boat across the pond to the other Blue Heron property. The house will be 4,331+/- square feet. The low side of the house is located on the road side and there will be several plantings installed for privacy. The glass on the water side of the house will not be the entire height of the structure. Matt asked if they will install non-reflective glass and Chuck asked if that was a condition of the approval. Chuck was given a list of the planning boards suggested conditions which include non-reflective glass.

Leah moved and Bea seconded the motion to approve the plan. The vote was unanimous with one abstention from Susan Silva.

Site Plan Review application from Josh Dunn to install and studio sink in the second floor studio on the property located on Assessor's Map 31, Lot 123, 11 Runaway Lane:

The board reviewed the plan that they had already discussed at the previous meeting. The plan was to install a slop sink in the main section of the studio for craft purposes. He pointed out that the half bathroom had been previously approved by the board.

Bea moved and Leah seconded the motion to approve the sink. The vote was unanimous with one abstention from Ginny Jones.

DISCUSSION:

Site visit to Fire Tower Road to determine the tree height:

Leah said she felt the top of the proposed house may not be covered by the tree tops. Bea said she didn't think anyone will be able to see the house. Bea mentioned that the request to relocate the driveway could be problematic since some of the driveway will be on the Fire Tower Road and that road is owned by the state. Leah suggested the driveway issue be highlighted in the approval letter. Bea said it may be something the Selectmen should be aware of. Jane said she would talk with Jen about the process.

Bea moved and Leah seconded the motion to determine that the lot is treed and the height of the house can be 24 feet. The vote was unanimous.

CORRESPONDENCE:

●Public Hearing Notice from the Edgartown Planning Board.

●E-911 address assignment.

Frank and Kathleen Wurber, 22 Pin Oak Circle, Map 11, Lot 93.

Bea moved and Leah seconded the motion to approve and sign the address assignment. The vote was unanimous.

●Approval letter on the Form A lot line adjustment.

Ginny signed the letter.

FURTHER DISCUSSION:

●Ginny reported that she had discussed the illegal road on Obed Daggett Road. She said that Adam Moore of Sheriff's meadow Foundation had not granted permission for anyone to cut into the road. Ginny said that a truck had nearly rolled so they were leveling the area for safer travel. However, nothing should have been done in the first place and they should be using regular access.

●Leah reported that she had passed along the information regarding the Luce houses to someone on the Historic Commission. She asked if a property with a Conservation Restriction could re-build a guest house. She said she thought the acreage could be counted.

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- Ginny reported that the buyers of the Spalding property are proposing to cut a view at two locations and they want to install an 80 foot floating dock.

- Ginny reported that the cut is open and the Great Pond is flowing well.

- Bea reported that she receives the minutes of the BOS and the ZBA meetings. In the last meeting, the ZBA discussed accessory apartments, before any permits will be issued, house plans must be submitted. They discussed residence requirements and consecutive rentals. This will be discussed during our “Housing” discussion. The board will discuss Multi-Family housing on December 3rd, and the rest of the housing section will be discussed on December 17th.

MINUTES:

- Leah moved and Bea seconded the motion to approve the November 5, 2018 minutes. The vote was unanimous.

- Bea moved and Leah seconded the motion to approve the October 22, 2018 minutes. The vote was unanimous.

Meeting Adjourned at 6:30 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on 12/3/18