

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

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

ALSO PRESENT: Doug Hoehn, Cynthia Aguilar, Josh Dunn and Jane Rossi

Ginny opened the meeting at 5:30 pm.

Form A application from Doug Hoehn on behalf of The Estate of William W. Graham for a lot line adjustment on the property located on Assessor's Map 6, Lots 9 and 14.1, 155 John Cottle Road:

Doug Hoehn explained that the property was owned by the late Bill Graham. He said the lot line is being adjusted so that the existing house and garage apartment will sit on 10.4 acres and the remaining vacant 40.8 acres will surround the house lot. The plan is to sell some or all of the property but that remains to be determined. They want the house lot to be large enough to support two or perhaps three dwellings.

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

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

Josh Dunn appeared before the board to install a Laundry sized sink in his studio but he and the Administrator didn't provide the property site plan. Due to the confusion the application was continued to the next meeting date.

DISCUSSION:

Proposed demolition of two historic houses (Capt. Edwin Luce house and Anson Luce house):

Cynthia Aguilar stated that the "historic buildings" notebook that is available on the first floor of the town hall is similar to the web site. Jane said that the web site provided more information.

Matt mentioned that he wondered if either of the houses holds any historic value.

Ginny read the letter to the MVC regarding their suggestion on the Anson Luce house and the board edited it slightly to "not register an objection" to the demolition of the house due to its poor condition.

Ginny explained that the Capt. Edwin Luce house was granted to a daughter of the previous owner. She said there is a partial CR restriction on the property. She explained that if these houses are torn down, some of them may lose their grandfathered status. She said the road that is currently being installed to the property should not be done without permission from Sherriff's Meadow Foundation. She said it seems a shame that the house could be demolished simply because the kitchen is too small. Leah pointed out that the house is not amongst the oldest on the Vineyard, and Henry asked if the new houses have to be built on the same footprint.

Bea said it appears that the board has no objection to a renovation of the house to accommodate a larger kitchen. Matt said that without architectural review, are we allowed to recommend? Bea said it is simply a recommendation, not a requirement. Matt asked why the board isn't implementing protection on these houses. Henry said it seems that the historic district is the only area designated for such protection. Leah asked Jane to read the Historical Commissions powers. Henry said that our expectation regarding drafting

WEST TISBURY PLANNING BOARD MINUTES November 5, 2018 5:30 PM, pg 2

letters of “recommendation” is that the MVC will conduct due diligence on each project. Matt wondered if a historical house is to be demolished, could it be replaced with a similar looking period house.

Schedule a site visit to Fire Tower Road:

The board scheduled a site visit for Wednesday November 7th at 11:00 to determine the tree height.

Housing Section of the zoning bylaws:

The board scheduled a full discussion of this topic for December 3rd at 5:30 with nothing else to be placed on the agenda.

CORRESPONDENCE:

●Letter from Julie DeFrees RE: Generators:

Julie’s letter indicated that her neighbors had sufficiently muffled the sound of their generator and she suggested to the board that they revisit revising the bylaw. The board recalled that the warrant article was pulled because a generator installer stated at the public hearing that it was not a good idea to require that the generator should not be installed close to the house because the power connector is near the road. It would be an expensive task for the owner. Bea pointed out that Section 8.9-4 Wind Energy, contains “noise” language. Jane was asked to check with Chilmark to see if they have any language in their bylaws regarding noise. She was also asked to check with the state.

●Letter from Porter Thompson RE: Pine Hill Road:

Porters letter indicated that he had no objection to an abutter using Pine Hill Road, however, the point of his previous letter was to state that he would prefer that the abutter not use the road for the construction crew when building his assessor apartment.

●Public Hearing notice from the Town of Edgartown:

RE: Elimination of a greenbelt.

FURTHER DISCUSSION:

Bea reported that the CPC has received some pushback from Island Housing Trust because they have purchased the Hanover House and proposed to use it exclusively for hospital employee housing. That is a violation of the fair housing act so they are not eligible for CPC funding.

Meeting Adjourned at 7:50 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on 11/19/18