

## **WEST TISBURY PLANNING BOARD MINUTES December 10, 2018 5:30 PM**

**PRESENT:** Ginny Jones, Bea Phear, Susan Silva, Matt Merry.

**ABSENT:** Leah Smith, Henry Geller

**ALSO PRESENT:** Rise Turney, Geoff Rose, Jane Rossi

Ginny opened the meeting at 5:30 pm.

### **DISCUSSION:**

#### **Planning Board Representative to the AHC Rise Turney RE: Update for the Board:**

Rise reported that the Affordable Housing Committee has been finalizing Scott's Grove. There are still a couple of drainage issues of which the Committee feels will be corrected. The issues are by the front lot, and the back lot where a lot of cars turn around. Tires seem to be creating potholes where they are digging into the surface of the driveway. She said that the units are fully occupied.

Rise also informed the board that the next project they are looking at is the Old Courthouse Road lot. It is a little over a half acre. Neighbors have attended presentations the AHC has held and they have voiced their concerns. She said they prefer a single family dwelling, they would like the character of the neighborhood to be considered and they would like lot to have one access/egress. Rise said they have discussed nitrogen loading septic system which is also a concern of the neighbors. The RFP is not yet completed so they are having someone with experience edit it. They are leaving it up to the developer to determine if the structure (s) will be condominium or separate units. She said that Kent Healy informed the AHC that the lot will support three bedrooms. They may consider renting at 100% median income but Doug Ruskin would like to aim for 140%. Bea explained to Rise that there is a new set of definitions on the Warrant that include affordable housing as well as community housing. If this property allows for 3 bedrooms then perhaps one unit can contain one bedroom a second unit could contain 2. Matt asked why a single family house is not acceptable to the Committee. Rise said it is not desirable to a developer. He also asked why they don't consider a Homesite lot. Rise said they have not discussed that option. Ginny suggested Rise talk with Chilmark. They have produced some wonderful affordable housing. Bea suggested Rise speak with Chuck Hodgkinson.

Other items Rise touched on:

- She informed the board that there is an affordable house on Rustling Oaks Road that is currently in foreclosure with Chase Bank. The house may not be habitable and the owner is not responding to calls from anyone.
- Rise said that Larry Schubert is looking into the new rental tax the state has mandated.
- The All Island Housing Committee supports the legal opinion for the private hospital housing, meaning that CPC funding is not to be granted for private housing projects.

- The Accessory Apartment website is on the Town website.

**Zoning Bylaw Proposed Amendments:**

**Multi-Housing Section:**

Bea clarified for the board that the actual height in the Mixed Business District is a maximum of 35 feet. Bea said that Henry's draft of the bylaw is extremely generous. His draft allows for second and third story apartments.

Bea expressed her concerns about timing. She said the board is proposing substantial changes and still needs to meet with the ZBA on their proposed changes. She said the board should have highly published hearings at the library and maybe hold one prior to finalizing the language. Rise said that Henry's language is not clear. Bea suggested he re-do the math.

Matt said he has been asking around, and someone asked how many lot are located in the MB and LI Districts that can support the bylaw. The board mentioned Cronig's, Vineyard Gardens and Cournoyer Road. Matt stated that a 3 story building on State Road is "in your face". He said that septic may be an issue. Jane pointed out that John Powers had once told her it would be difficult to have a café in the MB District sue to septic issues. Bea said she has no problem with the current bonus formula. Matt said it might be good to increase the square footage on the second floor. He also said that a lot of affordable housing won't help employees if they don't qualify.

Bea went on to explain that the proposal would be to remove "affordable housing" in Section 404-4 and replace it with "community housing". Section 404-2 needs to be expanded to include the Light Industrial District. Matt mentioned that apartments above the garage at the Maciel property in the LI District might be a good idea.

Ginny suggested that all units be for year round housing. Bea said she felt that logistically that seems tricky. The board wondered how to regulate occupancy of the non-affordable units. Ginny suggested all units be community housing and all be year round.

Bea said that currently the bylaw hasn't produced any affordable housing. It was mentioned that the town has Seppiessa, Halcyon Way and Eliakims Way. Bea asked if the received a density bonus. Jane said she would look that up. Ginny wondered if the design of the structures can be regulated and the board agreed that it could. Ginny suggested that "impact on traffic and roads" should be added to the conditions. Jane was asked to give the ZBA a copy of the proposed changes.

**CORRESPONDENCE:**

**Budget:**

Ginny signed the budget which has not changed except for Jane's salary.

**Address Assignment:**

Map 16, Lot 45, 27 Oak Knoll Road.

Susan moved and Matt seconded the motion to approve the address assignment. The vote was unanimous.

**MINUTES:**

Jane was asked to send Bea's edits to the board members.

**Proposed Warrant Articles:**

**Section 4.2-2C1:**

*Setbacks are measured from the property line to the foundation.*

The proposed amendment was brought to the board at the request of the B&Z Inspector.

*The board felt the addition to the zoning bylaws was not necessary.*

**Section 4.4 Housing:**

*These amendments are currently being discussed.*

**Section 6.2-4 Special Ways:**

*Jane informed the board that Ron Rappaport was fine with the amendments. However, he felt that designating new special ways should not be proposed at this time.*

**Section 8.4-4 L:**

Temporary off-premises signs for events licensed by the Board of Selectmen, provided that such signs are not displayed for more than three days unless the Board of Selectmen specifically authorize a ***larger sign***.

Delete: ***larger sign***

Add: a longer period of time.

*The board was fine with this amendment.*

**Section 8.5-4:**

*Jane informed the board that the ZBA was currently finalizing this amendment.*

Meeting Adjourned at 6:40 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on December 17, 2018