

WEST TISBURY PLANNING BOARD MINUTES December 14, 2020

PRESENT: Ginny Jones, Bea Phear, Leah Smith, Matt Merry, Amy Upton.

ABSENT: Henry Geller.

ALSO PRESENT: Chris Alley Joe Santangelo, James Moffett, Chris Dunn, Joe Santangelo, Liza Williamson, Jane Rossi.

DISCUSSION:

• Site Plan Review application for a house over 3000 square feet on the property located on Assessor's Map 1, Lot 38, 55 Naushon Road:

Chris Dunn stated that the property is a pre-existing, non-conforming lot that extends across Naushon Road. The building site is on the side of the road that is located on Sound. Chris Alley explained that the Planning Board has visited the site last summer and determined it to be an open lot allowing for 18 feet of height for a structure. However, he didn't have a house plan at the time, and there had been some board discussion that, if some of the trees stayed, maybe the lot could be considered treed. Chris said they now have a house plan, the property has been staked and they are hoping they will be able to save the trees.

James Moffett explained that they have worked out a plan for a house over 3000 square feet. The height is an average of 21 plus or minus feet. The proposal is to create a meandering driveway from the outset. He said they tried to attempt a single level house but it took up too much of the lot. The western portion of the structure and the kitchen/ porch and living room will be at 20 feet, 9 inches as well as the bedrooms on the south. He said they attempted to drive down the second story wing within the earth a bit.

James displayed some photos of the property and explained that the photos taken from the south heading into the site show a 26 foot high tree. Leah said it appears the single story section is behind the high tree and the second story section is closer to the water with those trees being 24 feet high. Matt asked what the bench mark for this lot is. He pointed out that this lot drops from the north. James said the grade is about 30 feet and Matt asked what the mean average grade is. He said the idea is to maintain the trees. James said the mean natural grade is 30.6 feet. Matt asked if this is how the B&Z Inspector defines it. James said it is calculated by the roof form. Chris explained that the grade calculations are done by the flat roof connector because if it is not done that way, the height limit could be abused and there are penalties involved. Matt asked what the height from the great room. Matt pointed out that both houses on either side of this property are at 18 feet. He said the proposed house will be seen from the water. Bea asked why a height allotment of 24 feet is needed. James said it is because of the high windows and the living room ceiling. Mr. Santangelo said they are maintaining the existing trees. Bea also said the bedroom wing seems ok but the living room is very tall for a single story.

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Matt said he wants to take a second look at the lot and is not convinced the structure won't be seen from the water. Ginny asked if there was a plan to install a swimming pool. She was told there would be a pool and a subordinate dwelling. Ginny pointed out there may be some noise issues with the pool.

Ginny asked about materials. James explained that the roof and siding will have cedar shingles with a portion of the roof containing copper. The windows will be clad with natural color and low glare glass. The trim will be natural. Ginny said the site plan shows a garage. James explained that guest house and garage will be attached and all will be under 18 feet in height. The house size is 4517 square feet so the total square footage of structures will be 6000 square feet on a 3.8 acre lot.

A site visit was planned and the discussion will reconvene at the next meeting.

Complete Streets Update:

Jane explained that the some committee members appeared before the Select board to provide an update. Jane explained that the Committee appeared before the Select board to provide an update on plans to improve the Lambert's Cove Beach parking lot. She said the bus stop will be paved and a bench will be installed, the area behind the shed will be cleared of scrub brush and the shed will be moved back, benches will be installed in the clearing, an exit will be installed to provide one way traffic and the parking spaces will be clearly marked for organized angled parking. Leah reported on the abutting lot that was recently purchased by the Land Bank. She said there are no plans to develop the property. In, and to the left of the existing dwelling will be a parking area for the public. The out building is in bad shape so it will be demolished. She said there may be a reservation system for access. The property extends to the public portion of the beach and private owners have expressed some issues. It was stated that there may be a lot of people accessing the beach through the public access. Some may be dropped off. Leah said the drop off issue hasn't been addressed at this point and the area may not be accessible for about a year. Matt pointed out that many boaters access the beach from the water and the traffic has been building. Also, the boats are close to the beach and could become dangerous.

Update from Jane on the Polucci application:

Jane explained that she had received a phone call from Pam (ZBA) stating that Debra Polucci was considering withdrawing her application to designate the existing school located on her property as a guest house. Her plan was to apply for a special permit to convert the structure into an accessory apartment. She then handed conversation over to Liza Williamson, niece Debra Polucci.

Liza explained that Debra owns the property and rents the main house while she lives off island. However, due to Covid, Debra returned to the island and resided in the building that once housed a pre-school. Shortly after she took up residency in the school building, she received notice from

the Building and Zoning Inspector to vacate the premises. Liza pointed out that the school is no longer operating and Debra used the space as her living quarters in the summer months while she rented out her main house. The notice stated she had violated her special permit. Liza said she then called Joe Tierney and informed him that Debra was now homeless, and asked what she could do to be in compliance. Joe suggested she apply for a permit to convert the old school into a guest house. Following that conversation she appeared before the ZBA and a letter was read into the minutes from the Planning Board in response to a referral from the ZBA. The letter stated that no subordinate dwellings were allowed in the subdivision Debra is a part of and the applicant must appear before the Planning Board with a request to amend the original subdivision decision. Liza said she never received a copy of the letter. Jane explained to Liza that the letter was addressed to the ZBA in response to a referral from that board.

Ginny explained the history of the subdivision plan and mentioned that an abutter took issue with the school and requested it be deemed a non-habitable space. The court granted that condition. Ginny pointed out that renting out the main house doesn't make the school a dwelling. Liza pointed out that Debra was granted a detached bedroom permit from Ernie Mendenhall, former Building Inspector. Jane said she wasn't aware of that permit. Bea pointed out that a detached bedroom is a part of the main house and is not an apartment, it is simply a bedroom. She explained that Debra would have to appear before the PB with a request to amend the original subdivision condition regarding no subordinate dwellings. She pointed out that the request may not be granted favorably. Liza said Debra wants to work in Vineyard Haven so she would like to change the school to a living space. Leah asked how long the house is leased for.

Jane said she would copy the Polucci file and email it to Liza.

CORRESPONDENCE:

Stanwood and Broscheit referrals from the ZBA:

The board voted unanimously to take no action Phear-yes, Jones-yes, Smith-yes, Merry-yes.

MINUTES:

Bea moved and Leah seconded the motion to approve the November 30, 2020 minutes as amended. Phear-yes, Smith-yes, Merry-yes, Jones-yes.

FURTHER DISCUSSION:

- Ginny reported on a conversation she had with Adam Turner regarding the artificial turf at the high school. She also said he spoke favorably about the WTPB.

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●Cotterrell:

Jane said the house has been delivered. Amy said she drove by the property and stated there is a lot going on there. Bea said the front house has transformed. Matt said Chris Cottrell had called Keene to do some work and had mentioned that the second driveway needed to be closed off. Jane said she would check on any permits to see about the front building.

●Housing Bank:

Matt reported that the committee is currently proposing a petition. They will appear before the Selectmen in January to discuss the short term rental tax. They are talking about a tax similar to the Land Bank tax.

Adjourned at pm 6:50

Respectfully Submitted,

Jane Rossi, Administrator

**Approved on 1/11/21, Phear-yes, Merry-yes, Jones-yes, Smith-yes
Geller-yes**