**WEST TISBURY PLANNING BOARD MINUTES December 16, 2019**

**PRESENT:** Ginny Jones, Bea Phear, Matt Merry, Henry Geller, Leah Smith, Amy Upton,

**ALSO PRESENT:** Doug Hoehn, Jane Rossi.

Ginny opened the meeting at 5:30.

**Site Plan Review application from Doug Hoehn on behalf of Simon Athearn Road Realty Trust to convert an existing garage into a craft workshop on the property located on Assessor’s Map 12, Lot 17:**

Doug Hoehn displayed the plan and explained where the property was located. He said that the first floor of the 200 square foot garage has been used for storage by the caretaker of the Roberts property, and the second floor slopes and is not very useable. He said the Roberts own the lot and they also own the lot that is on the other side of the abutting Sheriff’s Meadow property. The Roberts don’t like the looks of the house that exists on the garage lot because it is old, run down and an eyesore and they want to demolish it. However, Doug was concerned that an existing garage-turned craft workshop could not stand alone on a lot, so he asked the Building Inspector. Joe reviewed the plan and informed Doug that the only way the second floor of the garage could become a habitable space would be if a second form of egress was installed. Doug said the Roberts have no desire to make it a habitable space. Joe looked at the zoning bylaws and discovered that there was no language that stated a craft workshop/studio had to be accessory to a house and it was his interpretation that the plan was allowable. Jane stated that she had a conversation with Joe and Jen that confirmed what Doug stated. Bea said that she has spoken with her neighbors and they may build a house in the future, just not now.

*Henry made a motion to approve the plan and Matt seconded the motion. The vote was unanimous with one abstention from Bea because she is an abutter to the property.*

**DISCUSSION:**

**Update from Amy Upton:**

Amy stated that the newly formed “House Size” Committee seems to have an uphill battle. She said it was a good call for the planning board to require the committee be official and recommended that they settle on a committee title. Regarding the title, Amy said that the term ‘big house” will not work because it seems controlling. She said the meeting went on for hours and should be time limited. The committee wants to copy the existing Chilmark bylaw and they want to protect the character of the town. They want to prevent people from coming in and scraping the land. They still want to place it on the Warrant for the 2020 Annual Town Meeting. Leah said the board had already told them it would not be ready in time. Matt explained that the town of Hingham is very well maintained with very little change to its original character. He said we should look at their zoning bylaws. Matt said he had spoken with Reid Silva and he said the committee needs to come up with a set meeting time and stick to it. Amy said Wednesday was better for her and that they don’t need to meet every week. Leah said they need to elect a Chairman. Henry requested that the board receive a report on the committee name and a meeting time.

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**CORRESPONDENCE:**

**●Annual Budget:**

Jane explained that the numbers had not changed from the last fiscal year. However, she said that the Compensation Study consultants had increased the step of a Board Administrator from a 6 to a 7, but the Personnel Board needs to review each job description to see if the increase makes sense. That review won’t happen until January so the “Personal Services” line item that it currently showing step 7, may decrease the budget to step 6.

*Bea moved to approve the budget as presented and Henry seconded the motion. The vote was unanimous.*

**●Letter from Dukes County Regional Housing Authority RE: Approval of the applicant for the Fred and Sandra Fisher Homesite lot.**

**MINUTES:**

**●**Bea moved and Leah seconded the motion to approve the November 25, 2019 minutes. The vote was unanimous.

●Bea moved and Henry seconded the motion to approve the December 9, 2019 minutes. The vote was unanimous.

**FURTHER DISCUSSION:**

**●**Bea said that the document from the MVC regarding the location of the term “affordable housing” in the zoning bylaws was not helpful. Jane said she would make a list of the locations on each page of the bylaws.

●The board mentioned that it needs a definition of “Ways” RE: Private way, public way, scenic way, special way, etc.

Respectfully submitted,

Jane Rossi, Administrator **Approved on January 6, 2020**