

WEST TISBURY PLANNING BOARD MINUTES December 3, 2018 5:30 PM

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

ALSO PRESENT: Joe Tierney, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

DISCUSSION:

●Detached Bedrooms:

Joe Tierney said he wanted to confirm that a full bathroom was allowed in a detached bedroom. The board confirmed that it was allowed. He stated that a half bathroom or lavatory (toilet and sink) would less likely encourage the likelihood of the space becoming an apartment.

Matt mentioned that Adam Turner of the MVC has claimed that the town could opt in to tax rentals. He asked Joe if that would provide the opportunity to enforce these bedrooms or rentals? He said there are some out there that have kitchenettes. Leah pointed out that Adam said they would be reviewed annually. Bea pointed out that a property can have as many bedrooms, attached and or detached, as the septic will support. She pointed out that a Landlord, if he or she chooses to rent through the Housing Authority, the tenant pays the median and the CPC kicks in the rest.

●Multi-Family Housing:

Bea said that there are several places within the Housing section of the zoning bylaws need to be revised, and two areas stand out most: Top of Shop and Multi-Family. She said they felt that the affordable housing requirements should be replaced with “community housing” in the Second-story apartment section. Henry said they discussed going to 3 stories in the MB and LI Districts. Bea said the town probably won’t allow 3 stories. Matt pointed out that three stories with a height limit of 30 feet would be tight. Bea suggested changing the height limit to 32 feet. Matt suggested someone contact Manny Estrella because a fire truck ladder may not be able to reach 32 feet. Jane said she would contact Manny. Matt said there is a public water system at the Charter School, the Scott’s Grove Development and the Library. There will be some additional definitions. Jane was asked to send Bea a digital copy and a hard copy of the zoning bylaws and that she should tag every place in the bylaws where related language appears.

Henry pointed out that the Second Story Apartments section (4.4-2) is very difficult to understand. He suggested it be written more legibly. Ginny pointed out that these units are not to be rented by the week. Bea said that it states in the bylaw that they are year-round rentals. Matt said there could be a lot of turnovers which may or may not be problematic.

Bea said that currently, the Multi-Family Housing section allows for a maximum of 4 units per building of which 75% must be affordable. She suggested the bylaw be open to more units per building as it is all special permit. Leah said that percentage may be the reason why people aren’t taking advantage of the concept. She suggested reducing the number to 25% of bedrooms. Matt said he spoke with someone in Co-Housing and was informed that only two people remain of the original residents. He said that there is the “not in my back yard” mentality that is an issue. He also pointed

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out that mixing market rate with affordable can also pose a problem. Henry said that a developer is going to research whether units will sell or rent. Ginny suggested the board ask around and get an idea of what people would like to see, or find out what would work.

Bea said that all of this section is by special permit. Matt said a special permit will allow for conditioning which is a good thing. Bea said she will play with the language and come up with a new draft of the bylaw.

●Review of a ZBA application to install a slot sink in a studio that is attached to a detached bedroom:

Jane explained that the Planning Board review is required under Section 9.2-1D. The application is before the ZBA to request a detached bedroom attached to a studio/craft workshop. The request is to also install a slop sink in the studio which is required by Site Plan Review by the Planning Board. Because the plan is before the ZBA, the applicant does not have to appear before two boards.

The Planning Board reviewed the plan and did not have an issue with the sink.

Jane was asked to draft a letter to the ZBA with the Planning Boards opinion.

●Request from the Complete Streets Committee to request Funding for an Engineer:

Jane informed the board that the CS Committee would like to extend the bike path on Old County Road. However, the funding they have received does not cover engineering costs. The board was ok with the Warrant article request. Leah suggested that Jane inform the Treasurer of the amount once she has that figure.

●Large Houses discussion:

Bea informed the board that she attended the viewing of One Big House. Matt said that since the Zoya house was built, his crew has built 10 houses of the same size. He said that the island has a problem about affordability and it has a seasonal rental issue and our bylaws haven't changed things much. Bea said she didn't feel that "big houses" was a high priority issue since it doesn't address either affordability or seasonality.

General:

- Ginny reported that there is a water contamination issue at the airport, the Ag Society is looking to streamline permits, and the town holiday party will be held a week from Friday.

- Matt asked if an archeological study had ever been done on the island. He explained that a house on the island had been well into demolition when it was discovered that it may be on an old burial

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ground. He said there should be a checklist available at the Town Hall to see where these old sites are located.

MINUTES:

Bea moved and Leah seconded the motion to approve the November 19, 2018 meeting. The vote was unanimous.

Meeting Adjourned at 6:55 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on December 17, 2018