

WEST TISBURY PLANNING BOARD MINUTES November 6, 2017 5:30 PM

PRESENT: Ginny Jones, Susan, Henry Geller, Matt Merry

ABSENT: Leah Smith, Bea Phear

ALSO PRESENT: Barbara Kassell, Jed Devine, Michael Tompkins, Nancy Polucci, Scott Young, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

●Form A application from Vineyard Farm LLC, Map 31, Lot 60, 574 Edgartown Road, for a slight lot line change:

Michael Tompkins, surveyor for the applicant, displayed the plan and explained that a slight lot line adjustment needs to be created to accommodate for a well that is currently located on the lot line. The adjustment provides the abutter more space so that the well is solely on their property.

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

●Site Plan Review application from Nancy Polucci for a craft workshop at Map 8, Lot 30, 85 Schubael Weeks Road, under Section 9.1 of the zoning bylaw:

Nancy Polucci appeared before the board on behalf of her son Clay Edwards, owner of the above said property. She displayed a professionally revised plan that showed the egress from a second floor guest house, down a flight of interior stairs to a door on the first floor studio directly outside. The previous plan indicated that the egress accessed the lower level which is a violation of the state code. The plan also displayed two safe forms of egress from the second floor.

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

●Site Plan Review application from Scotty Young on behalf of Barbara Kassel and Jed Devine, Map 8, Lot 22.2, 129 Merry Farm Road, for an addition to a craft workshop/studio under Section 3.1-1 and 9.1 of the zoning bylaw:

Scotty Young, agent for the applicants, explained that they would like to put an addition onto their existing studio/craft workshop because they need more space. The building already has a half bath, and the plan shows a proposed outside shower, but they don't plan to install the shower just yet. The property is 5.2 acres.

Susan moved and Matt seconded the motion. The vote was unanimous.

DISCUSSION:

●The board briefly discussed the Martha's Vineyard Commission's decision on the Huseby Mountain Farm subdivision. Under the "Findings" the language states that "There shall be no further subdivision of land within this 31 acres." They wondered if it would be an issue for the new owner.

●Intent vs Interpretation of the 1000 square feet cultivation area:

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Henry recused himself from the discussion. Jane stated that the Zoning Inspector's interpretation of the "cultivation area" zoning bylaw differs from what the Planning Board had intended. He determines that the 1000 square foot area includes the aisles where the plants are cared for. The board's intention was that the 1000 square feet of plants was the limit.

The board determined that it would be best to invite Attorney Rappaport to our next meeting to clarify various subjects of concern such as this one.

Meeting Adjourned at 6:30 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved at the 11/13/17 meeting