

WEST TISBURY PLANNING BOARD MINUTES October 2, 2017 5:30 PM

PRESENT: Ginny Jones, Susan Silva, Leah Smith, Bea Phear, matt Merry

ABSENT: Henry Geller

ALSO PRESENT: Clay Edwards, Jane Rossi

Ginny opened the meeting at 5:30 pm.

Site Plan Review application from Clay Edwards for a craft workshop on the first floor of a 1000 square foot guest house, Map 8, Lot 30, 85 Schubael Weeks Road, RU District:

Clay Edwards displayed a site plan and explained that the 4.45 acre lot pre-exists zoning so it qualifies for a guest house. He said that he would like to build a guest house prior to building his main house. According to his plan, which was not with him at the time of the review, the first floor of the guest house would contain a craft workshop and the second floor would be his living quarters. He stated that the workshop would be 1000 square feet and the living quarters would measure the same. Bea pointed out to Clay that a guest house cannot exceed 1000 square feet. He was confused about that statement because he said he had explained to the B&Z Inspector what he wanted and was sent to the Planning Board for a review of the craft workshop.

A discussion ensued and several members of the board explained to Clay that he could have a main house and a guest house on his property, but his guest house could never exceed 1000 square feet. Clay asked if he could build a smaller house so that he could have a larger guest house, but the board told him the maximum size of a guest house could not exceed 1000 square feet no matter what.

The board suggested that Clay discuss his options with the Building and Zoning Inspector. He said he would return to the board once his plans are finalized.

DISCUSSION:

●Complete Streets:

Jane reported to the board that the Complete Streets Committee will hold a public presentation by the Consultants from Howard Stein Hudson, to give a preview of what information they have gathered to create a prioritization plan to make the streets and ways of West Tisbury safer for all forms of travel. The presentation will be held on October 25, 2017 from 4:30 to 5:30 pm.

●Need for road side vegetation trimming and pothole repair:

Ginny explained that the gutters along the sides of the roads are washing out in several places and they are dangerous. She said that Chief Klaren of Chilmark has been successful at getting the state to fill in the pot holes. Unfortunately, the fill washes out so it's only a temporary solution. She also pointed out that Jane had been informed that some bamboo has been growing over the guard rail by the cemetery, and it was in the way of cyclists. The board wondered who was responsible for cutting it back. Jane said she would inquire about it.

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●Affordable Housing membership:

During a discussion regarding a planning board representative to the affordable housing committee, Ginny suggested that perhaps the appointment could be a part of the qualifications for an affordable recipient. It was determined that some may not be willing to be on the board. Bea suggested the board do what they had done years ago when they found Matt Merry. Perhaps the personal contact approach would be more effective. Ginny pointed out that Henry had personally called several affordable housing recipients but there were no takers. The same thing happened when a letter was sent to all town recipients.

CORRESPONDENCE:

●Williams Mylar:

The board voted unanimously to sign the John Williams Mylar.

●Murphy letter to Ginny:

Ginny read a letter she had received from Robert P. Murphy regarding some activity on an abutting property that he had not received notification for. Jane said she would check with the B&Z Inspector to see which property may be excavating their property.

●Public hearing Notice from Oak Bluffs Planning Board RE:

1. Zoning bylaw amendments

●2 Public hearing Notices from Edgartown RE:

1. Marijuana Establishment Temporary Moratorium.

2. Public consumption of marijuana of THC.

GENERAL DISCUSSION:

●Leah stated that she had spoken with Tucker Hubbell and she had informed him that there had been some personal attacks on social media regarding the Stimola's. She also mentioned that Tucker felt the application process should be amended so that an applicant doesn't have to appear before the ZBA and the Planning Board for the same application. She said that Tucker was also concerned about how the boards are looking at the footprint of each property. Some properties contain several structures which impact the ecological footprint of the property. The size of the Stimola house is relative to the footprint of several properties on Briarwood Lane because they have several structures amounting to four or more thousand square feet of square footage.

●Matt informed the board that he attended the presentation held at the library regarding a potential proposal to create a house size limit in the Town of West Tisbury. He said the presentation was informative, but the attendance was low.

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MINUTES:

●Leah moved and Susan seconded the motion to approve the September 18, 2017 minutes as amended. Jones, Smith, Silva and Phear voted in favor and Merry abstained from the vote.

Meeting Adjourned at 6:20 pm

Respectfully submitted,

Jane Rossi, Administrator

These minutes were approved at the October 16, 2017 meeting