

## **WEST TISBURY PLANNING BOARD MINUTES September 18, 2017 5:30 PM**

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

**ABSENT:** Matt Merry

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

Ginny opened the meeting at 5:30 pm.

### **Form A application from Doug Hoehn on behalf of Gerald DeBlois, for property line adjustments on Assessor's Map 43, Lots 1.2, 11, 11.1, 12, 1.2, 39.14, 43.9, 10, 12, 13, 3 Little Homer's Pond Road:**

Doug gave Jane the required check. He explained that the plan is on two sheets because the property is so big. The lots marked in green are the perimeter of the property and the "technically" buildable lots. The entire property is protected under the Natural Heritage and Endangered Species Program. However, Mr. DeBlois does not get credit for the land that had earlier been put in conservation. Of the 170 acres remaining, he can only disturb (clear) ¼ of it. They are currently working with Natural Heritage to determine the locations for buildable space.

Doug pointed out on the plan that they have created a 3 acre lot that could potentially be used for a caretaker. These are all pre-existing lots so the requirement to provide affordable housing is not applicable. By creating these lots, they are hoping potential buyers will purchase more than one lot. All lots have proper frontage

Bea asked if the previously approved plan had been registered with the Dukes County Registry of Deeds. Doug said it had not been recorded, and was not certain that the plan before them would be recorded either. He wasn't sure if further alterations would be made to the plan.

*Lea moved and Susan seconded the motion to approve the plan. The vote was unanimous and Ginny signed the plan and Mylar.*

### **CORRESPONDENCE:**

- Letter from the Department of Environmental Protection RE: Survey for the Board of Health on State Road Restaurant.

- Letter from Julia Humphreys RE: Request for the Planning Board to propose a large house restriction bylaw and a generator noise bylaw.

*Jane was asked to draft a response letter to Julia for the board to review.*

### **DISCUSSION:**

#### **●Cyber Bullying:**

Ginny mentioned that it had come to her attention that there was some discussion on a public forum called Islanders Talk, where some negative personal attacks had been directed toward the Stimolas. Bea said that she had read the conversation thread and the discussion was somewhat balanced. Some were against the

## **WEST TISBURY PLANNING BOARD MINUTES September 18, 2017 5:30 PM, pg 2**

house size while others felt it was not anyone's business. The board felt people were entitled to their opinions. However, individuals should not be targeted or publically humiliated. The board wondered if there was something that could be done. Bea said she would comment on the thread if the board deemed it necessary. Ginny said she had printed an article from the New York Times titled "The Free Speech-Hate Speech Trade-Off." The article discusses the contentious topic of free speech vs hate speech. The article was just an FYI for the board.

### **GENERAL DISCUSSION:**

- Ginny informed the board that she sent a letter to the ZBA expressing her concerns regarding the 6100 square foot house proposal on a 1 acre lot.

- Leah mentioned that she had a discussion with the B&Z Inspector regarding the Site Plan Review application on a house over 3000 square feet. Joe told her that the application should have been reviewed by the ZBA prior to the review by the Planning Board. The board felt the order of the review was insignificant because the Planning Board was not allowed to vote on the application, they could simply review and recommend. The ZBA has the ability to approve or deny the application.

- Letter from Julia Humphreys: Leah stated that there had been a case in Edgartown where a house was proposed to be built on a small lot and it was denied for being out of character with the neighborhood. The vote held up in court. Leah also said that she would like to see more integrated neighborhoods as opposed to segregated neighborhoods. "Why do all houses in a neighborhood have to be roughly the same square footage?" There is no diversity. Bea said that she agreed with Matt last week that there is a need in West Tisbury for small, affordable lots. She said that we as a town are much too rigid in our rules. Henry said that people are concerned that the character of the town will change. Ginny pointed out that the other end of the spectrum is that people don't want affordable housing in their neighborhoods either. Henry suggested that perhaps the board should consider forming a sub-committee that deals with integrating neighborhoods. Perhaps one or two Planning Board members would consider being a part of the committee. Bea asked the board if there was stamina for a committee to be formed. She said that Bruce McNally's email regarding house size was quite wise and she proposed that the board ask him to get involved. It was decided to reply to Julia saying the board planned to have an article for April 2019.

### **●Affordable Housing Committee Representative:**

Ginny stated that the board has yet to appoint a representative of the PB to the AHC. Henry said that he would ask a member of the AHC if he would consider reporting to the PB once a month or as needed. The board felt that was a good idea.

### **MINUTES:**

- The minutes of the August 28, 2017 meeting were unanimously approved as written.
- The minutes of the September 11, 2017 meeting were unanimously approved as written.

Meeting Adjourned at 6:20 pm

Respectfully submitted,

Jane Rossi, Administrator