

## **WEST TISBURY PLANNING BOARD MINUTES August 14, 2017 5:30 PM**

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

**ABSENT:** Bea Phear, Matt Merry.

**ALSO PRESENT:** Gino Mazzaferro, Katy Upson, Jane Rossi

Ginny opened the meeting at 5:30 pm.

### **DISCUSSION:**

#### **●Rules and Responsibilities of the Planning Board:**

Henry stated that he would like to gain a better understanding of the concept of a sub-committee, referring to comments made at the last planning board meeting. He asked if the committees were generated by the community or the planning board.

*The board determined that it would be best to table the discussion until all board members were present.*

#### **●Merged Lots:**

The board had a discussion about the Wiley properties on Old Stage Road. Jane explained that the Zoning Board of Appeals had approved a plan for the Wiley's to construct dormitory housing on an undersized lot that abuts a second undersized lot that is in the same ownership. The ZBA approved the plan and determined, through proof presented by the applicant, that the lots were not merged. Henry ask if property owners that had abutting undersized lots in the same ownership at the time when zoning was increased to three acres, were notified by the town that abutting lots needed to be deeded into separate ownership in order to maintain the lot's buildability status. He said that the town or an attorney should have notified the owner/owners. Leah suggested that the board ask the Selectmen for clarification on their recently drafted merged lot policy. She said she was surprised the Selectmen hadn't brought this to the planning board's attention prior to voting.

There was a brief discussion about lot sizes in certain districts and Jane was asked to confirm whether the Wiley lots were in the RU, LI or MB District.

### **MINUTES:**

*The approval of the July 17<sup>th</sup> and July 31<sup>st</sup> minutes was tabled temporarily.*

#### **Site Plan Review application from Gino Mazzaferro on behalf of Thomas Lee and Soheyla Gharib, 78 Sumner Circle, Map 7, Lot 131, house over 3000 square feet:**

Gino displayed the site plan and explained that the property is located in Longview. The lot is a pre-existing, non-conforming lot and the house is 40 feet from the property line which was the required setback at the time the house was built. Gino said that the owners did not want to apply for setback relief so they decided to keep the footprint (foundation and 1<sup>st</sup> floor deck), and demolish the original structure. The new house will provide more habitable space as the existing house has a large cathedral ceiling that will be replaced with bedrooms. Leah asked if the basement will be finished and Gino said it will be partially finished. She said that the finished part of the basement adds to the square footage of the house.

## **WEST TISBURY PLANNING BOARD MINUTES August 14, 2017 5:30 PM, pg 2**

Gino pointed out that the property is sloped and is wooded. There will be 5 bedrooms and 6.5 bathrooms. Gino was not able to confirm the height of the highest peak of the house and Leah said that the height should be confirmed prior to construction. Gino said he would confirm the height with Joe Tierney.

Gino informed the board that the driveway will be shared with the abutting property (owner's brother). The architects are extremely energy efficient, and Peggy Schwier is the landscape designer.

*Leah moved to draft a letter to the Building and Zoning Inspector in support of this application and Susan seconded the motion. The vote was unanimous. Jane was asked to include language pertaining to the confirmation of the height of the house.*

### **NEW BUSINESS:**

#### **●JoAnn Taylor RE: Discussion on buffer zones/no cut, no build zones:**

Jo Ann Taylor appeared before the board for an informal discussion about the possibility of creating buffer zones between the town's public roads and dwelling units. She passed out a list of potential guidelines, and suggested that the island town planning boards might want to consider regulating cutting in the major roads district of the island roads. She stated that this should be for the purpose of safety, and safe road/driveway access, and would help to maintain the rural character of the island. She said it would be beneficial to limit the cutting of trees and vegetation, and preserving stone walls. Jo Ann pointed out that the discussion was just a proposal for the board to think about. There is nothing currently in place. Jo Ann said that any proposed changes can be brought to the attention of the MVC and can be compared to the guidelines. She said she is encouraging other towns to do the same. Ginny suggested that the Special Ways Committee have copies of the guidelines as well. Ginny also mentioned that the planning board's supposed to review all tree cutting along the sides of the roads.

#### **●New Hazard Grant:**

Jo Ann Taylor informed the board that the Martha's Vineyard Commission is in the process of applying for a new hazard grant, and she had the idea that the money could go toward refurbishing the pond in the State Forest, located near the weigh in station. She said it would be good to clear it out, place a liner in the bottom of the pond and maintain it. It could serve as a fishing pond as well as a water source in the event of a fire. She asked the board if they would consider writing a letter of support, and the board said they would.

Meeting Adjourned at 6:35 pm

Respectfully submitted,

Jane Rossi, Administrator