

## **WEST TISBURY PLANNING BOARD MINUTES July 17, 2017 5:30 PM**

**PRESENT:** Bea Phear, Henry Geller, Susan Silva, Matt Merry, Ginny Jones

**ABSENT:** Leah Smith

**ALSO PRESENT:** Ben Coffin, Charles Gilstad, Anthony Gude, Andrea Fehr.

Susan opened the meeting at 5:30.

### **MINUTES:**

*Matt moved and Susan seconded the motion to approve the minutes of the July 10, 2017 meeting. Ginny, Susan, Matt in favor, Bea abstained.*

### **CORRESPONDENCE:**

- Violation letter from the Building and Zoning Inspector.
- Invoice from Ginny Jones for the “One Big House” CD for the Planning Board to own.  
*Susan signed the invoice as Co-Chairman of the board.*

### **GENERAL DISCUSSION:**

#### **●Huseby Meadows proposed project:**

Bea stated that the proposal to create six houses and affordable rental units on the property located at 138 and 120 Pine Hill Road, provided an excellent concept. However, she felt that the proposed 30 year affordability restriction on the rental units was much too short. Jinny felt that the restriction to limit the rentals exclusively to teachers was an issue. Bea stated that the qualifications for tenants would be income based. Henry suggested that the restriction be investigated and Jane was asked to approach Bill Veno or David Vignault.

### **Form A application from Sourati Engineering on behalf of Coffin Real Estate Nominee Trust, M 38, Lot 7.1, Sarita Walker Road, lot line change:**

Chuck displayed the plan. Ben Coffin explained that the barn lot (Lot 2A-1.1) is 3 acres, and the pool lot (2A-1.2) is 3.3 acres. He said his family would like to sell the barn lot to help subsidize the pool lot. He said his sister would prefer to get the plan approved now, to secure the ability to place the barn lot on the market if and when necessary. Ben said his long term goal is to keep the pool lot in the family so it will eventually go to his grandchildren. He pointed out that his father’s ashes are on the property so they would like to keep a part of the property in the family. He said that the sale of the barn lot will help to pay the taxes. The lot has been surveyed and Natural Heritage has reviewed the property. He will probably hold on the lot he owns (Lot 2B-1), but there are serious health issues within his family and his job is in jeopardy. Ben informed the board that he had spoken with the abutter’s and they do not intent to develop their large property.

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Ben and his sister intend to approach the direct neighbors with a request to chip in on the installation of a fire suppression tank. Ben said that Manny would like a 10,000 gallon tank centrally located to the properties, and Ben pointed out that the tanks are custom made and expensive. Bea suggested that Ben ask Philippe Jordi about the two tanks he is in the process of installing at a couple of sites; perhaps Ben could simultaneously join in on the delivery of the tanks to save money.

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

### **DISCUSSION:**

#### **●Discussion regarding a potential zoning change:**

Anthony Gude and Andrea Fehr appeared before the board for an informal discussion regarding the potential to change the zoning of their property from Rural to Mixed Business. Anthony stated that their property is located at 600 State Road, at the corner of State Road and Old Stage Road. He said it is a residentially zoned property but it abuts the light industrial district and is extremely noisy. He said that the trucks start their engines between 4:30 and 5:00 am, and it is so loud that the vibration has broken two windows. He said that the previous owners had filed several complaints. Ginny pointed out that the light industrial district was fully functioning when they purchased the property. Bea said that it is a violation for the trucks to be starting that early. Matt suggested that Anthony and Andrea talk with the John Keene Excavation. He said that it would cause some things to change. Anthony said he had spoken with Joe ElDiery in the past. Henry said that the Keene property would probably try to limit the noise if approached. Matt said that some of the trucks have to get on a 5:30 a.m. boat so they have to leave early. However, he said they want to be good neighbors and they have accommodated before.

Anthony asked if his property could be commercially zoned. Ginny said that spot zoning is not allowed. It was suggested that perhaps Chuck Wiley (abutter) would consider changing from residential to mixed business or light commercial zoning. Bea suggested that Anthony and Andrea have a discussion with the Wiley's and come back to the board. Ginny suggested they first approach the noise issue. She also suggested they keep a log of when and what noise is taking place so that they have a pattern.

Andrea asked if it would be possible for them to subdivide their lot and cut off a small portion for Anthony and sell off the rest. The board told her it was not possible to make a non-conforming more non-conforming. Matt said he would bring up the discussion at the next Keene meeting.

**Form A application from Schofield, Barbini & Hoehn for a lot line change on Map 8, Lot 1, Solviva Road, owned by Anna Edey:**

In the unanticipated absence of Doug Hoehn, Jane presented the plan to the board. The plan showed a division of a 7.9 acre lot in to two buildable lots. Both have adequate frontage onto Solviva Road. Jane pointed out (at the direction of Doug Hoehn) that there are four sheds on lot 1, one of which will be removed, two sheds will remain and the forth will either remain as is or will be relocated. The road has been reviewed by the Fire Chief and has been deemed adequate for fire safety equipment.

There was a question about guest houses and whether or not there was enough buildable space on each lot given the wetlands on the lots. It was determined that the buyer would be responsible for determining what is allowed based on their personal plans for the property.

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

Meeting Adjourned at 6:50pm

Respectfully submitted,

Jane Rossi, Administrator