

WEST TISBURY PLANNING BOARD MINUTES July 10, 2017 5:30 PM

PRESENT: Ginny Jones, Henry Geller, Leah Smith, Susan Silva, Matt Merry

ABSENT: Bea Phear

ALSO PRESENT: Dan Van Landingham, Jane Rossi

Ginny opened the meeting at 5:30.

DISCUSSION:

●Scenic Roads:

Leah reported that she had run into Cynthia Aguilar, and Cynthia told her there was no rush on a response from the board on her Scenic Roads amendment proposal. Ginny said that she had responded to some of Cynthia's suggestions regarding when Old County Road and Tiah's Cove Road were paved. Leah thought it was in 1968. Jane was asked to research when the roads had actually been paved. Ginny also said that Dick Burt will be working with Cynthia on the history of the scenic roads.

●Merged Lots:

Jane read a policy that the Board of Selectmen had recently adopted. The policy states that **"In the case of merged lot questions the applicant shall provide a letter, with supporting documentation, from an attorney that proves the lot's status as merged or not."** Leah said she felt the Assessor's office could easily provide that information to the applicant rather than having to seek counsel. Jane informed the board that some members of Zoning Board of Appeals had expressed similar opinions.

●Findings from Attorney Goldsmith on incremental Form A property divisions:

Leah asked why Attorney Goldsmith never commented on Section 4.4-6 of the zoning bylaw regarding the requirement that at least 20% of the lot shall qualify as affordable housing. Jane said that the attorney pointed out that the bylaw referred to "subdivisions", and a Form A division is not considered a 'subdivision' as is defined under the regulations regarding a Form C subdivision.

CORRESPONDENCE:

- Email from Chief Estrella regarding his review and findings of the Williams and Edey roads.

The email determined that the roads were adequate for a Form A subdivision.

- Violation letter from the Building and Zoning Inspector RE: Cutting vegetation within 20 feet of either side of a Special Way.

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The letter was copied to the Planning Board by the B&Z Inspector. The letter asked the property owner's to discontinue cutting the vegetation within the special ways zone.

- Approval letter from the Attorney General's Office on Warrant Article's 29 and 33 of the Annual Town Meeting.

Site Plan Review application from Dan VanLandingham for an interior craft workshop/studio on the property located at 118 Pine Hill Road, Map 21, Lot 8.1:

Dan Van Landingham displayed a plan of the house he is proposing to build. The living space will be on the second floor of the house and his painting studio will occupy the first floor. He said the studio will be used exclusively by him and will not be a home business. Leah asked about the square footage of the living space. Dan said it will be 1200 square feet which includes a kitchen, a bedroom and a bathroom. If he decides to add a bedroom, he said he would have to decommission the kitchen, or reduce the living space to create the room. Ginny asked if there was a second floor fire egress. Dan pointed out a deck and an outside staircase from the second floor.

Susan moved and Leah seconded the motion to approve the studio/craft workshop. The vote was unanimous.

Dan asked if he could install a bathroom on the first floor. He was assured that a bathroom was allowed, and the capacity of the septic tank was connected to the amount of bedrooms in the house, not the amount of bathrooms. It was suggested that he add everything to the plan that he wishes to consider, even if he doesn't initially intend to install it.

MINUTES:

June 19, 2017:

Leah moved and Susan seconded the motion to approve the minutes as written. The vote was unanimous.

GENERAL DISCUSSION:

- Ginny reported that she had run into Jim Feiner and he told her he was thinking about selling the house he owns on Music Street. He also told her he had another thought of potentially converting his portion of the building the straddles his property, and the abutting property to the north. He would like to convert his portion into an affordable dwelling unit. Ginny pointed out that the abutter has informally offered to purchase Jims portion of the building.

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- A discussion ensued regarding Air B&B's. Ginny stated that in many communities they are not allowed because a residential property that practices as an air B&B is essentially a business. Hotels have to pay housing taxes, so air B&B's should have to do the same.

Meeting Adjourned at 6:15pm

Respectfully submitted,

Jane Rossi, Administrator