

WEST TISBURY PLANNING BOARD MINUTES January 30, 2017, 5:30 PM

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

ALSO PRESENT: Jane Rossi

Ginny opened the meeting at 5:30.

DISCUSSION:

Approval of the 2017 Annual Town Meeting Warrant Articles:

The board had a brief discussion on the meaning of the term “single ownership.” Leah asked what it meant and Bea said that she believed it was in place to avoid condominium development.

The following articles were approved:

● **To see if the Town will vote to designate Manter’s Path as a Special Way under Section 6.2-4 of the zoning bylaw:**

Within twenty feet of either side of the centerline of Manter’s Path: As shown on Assessors’ Map 31: From the junction of Lots 6 and 69 at a point approximately 200 feet from the center line of Tiahs Cove Road; across Tiahs Cove Road to the juncture of lots 102.21 and 111.3; in a generally northeasterly direction along the property boundaries; across Blackthorn Road; approximately 200 feet along the boundary of lots 106.4 and 116 to meet the Special Way known as Scrubby Neck Road and Watcha Path.

● **To see if the town will vote to amend zoning bylaw Section 4.4-3, item #1 by striking the following language:**

The lot, dwelling and apartment shall be in single ownership. This amendment will allow for an accessory apartment to remain an affordable year-round rental unit regardless of ownership.

Bea moved and Leah seconded the motion to approve the Warrant Articles. Ginny abstained from the vote to approve Section 4.3-3-1 amendment.

Finance Committee Budget Review:

Leah explained that the Finance Committee didn’t have any strong objection to the line item for the Byways Committee to have brochures produced.

Leah pointed out that the committee asked about the board members stipend. She told the PB that she explained several years ago the stipend was used as incentive to attract board members, and that stipend would cover the cost of the member’s insurance.

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HPP presentation on their findings:

Bea said she felt the presentation at the HPP meeting provided a lot of food for thought. She said a lot of their ideas will be helpful, and the suggested zoning bylaw changes will make them more long term.

A discussion ensued regarding town owned lots and the possibility that they could become affordable housing lots. Henry said that Ron Rappaport had told him that the vacant lot on Halcyon Way could not be used for affordable housing. Matt asked about taking lots by eminent domain to build affordable housing. Bea said that to the best of her knowledge that wasn't possible. However, property received by a tax taking could be designated for affordable housing. Henry suggested possibly partnering with the Land Bank to raise money. Ginny pointed out that the Land Bank has been open to that idea.

Bea and Henry agreed that the first HPP Sub-Committee meeting will be held in the Town Hall on March 8th at 2:00 pm. Jane said she would post the agenda.

Report from Henry on a follow up HPP Meeting:

Henry explained that the HPP consultants would like to receive any and all feedback prior to creating their final draft of the results. He mentioned that Ted Jocksberger, a member of the HPP Committee, would like to have a committee of the Selectmen, the Planning Board the Affordable Housing Committee and the Conservation Preservation Committee at some time prior to February 24th.

Street number assignment for the properties located on Smith Lane:

The following locations will be issued the following physical address numbers:

●Map 30, Lot 1.1 Keston and Emily Smith, 4 Smith Lane, West Tisbury, MA

●Map 30, Lot 9 Woolcott and Leah Smith, Main House: 45 Smith Lane

Guest House: 45A Smith Lane

Jane will draft the E911 address change form for signature at the next meeting.

CORRESPONDENCE:

●Letter to Jack Williams RE: suggested improvements to his road for a Form A subdivision plan.

The board revised the letter to include the suggestion of the formation of a road association.

●All Island Planning Board request for discussion topics for the meeting on February 22, 2017.

Meeting Adjourned at 6:15 pm

Respectfully submitted,

Jane Rossi, Administrator