

## **WEST TISBURY PLANNING BOARD MINUTES January 23, 2017, 5:30 PM**

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

**ALSO PRESENT:** Garrison Vieira and Jane Rossi

Ginny opened the meeting at 5:30.

### **DISCUSSION:**

#### **Informal Discussion with Garrison Vieira RE: 39 PB Hayden Way request for a potential subdivision:**

Garrison appeared before the board to obtain feedback on the condition of the road leading into the property owned by John Gadowski. Matt stated that he had just come from the property and the road looked good. He suggested that there is one tree that should come down.

*Leah moved and Bea seconded the motion to approve the condition of the road. The vote was unanimous.*

#### **Report on site visit to the Williams property at 100 Ben Chase Road:**

Matt stated that the road is wide enough for a subdivision but the area leading to the top of the last hill seems pretty tight. Ginny said that the pond side of the road has a mound of debris that could be an issue. Matt suggested there be more turn-offs.

*Bea moved to require 1 additional turn-off between Turtle Pond and the existing house, and widening of the road at the top of the second hill. Leah seconded the motion and the vote was unanimous.*

#### **Request from the Byways Committee RE: Informing potential buyers if a property abuts a special way:**

Jane explained that the Harriet Bernstein had asked her to ask the board how best to inform potential buyers of a property that abuts or is near a special way so that they are aware of the regulations. The board said that the Byways Committee is welcome to write letters to Realtors or anyone else they care to.

#### **Report on the Terms and Conditions from the MVC:**

Jane explained that she had met with Christine Flynn and Christine suggested the zoning bylaws be carefully reviewed because they are going to require several small edits in order to incorporate the terms and conditions she has proposed. Jane and Christine will work together to modify the bylaw language.

#### **Housing Section of the Zoning Bylaw:**

The board discussed the possibility of consulting a local developer to join a small committee to revise the Housing section of the zoning bylaws. Matt said he knew of a developer that might be interested and he would talk with him. Bea and Henry said they will be on the sub-committee.

#### **Town Owned property in the Stoney Hill Lane area:**

Jane informed the board that there were several abutting town owned vacant lots near Stoney Hill Lane that might be worth looking into as potential affordable housing lots. Jane was asked to draft a letter to the AHC with this suggestion.

**WEST TISBURY PLANNING BOARD MINUTES January 23, 2017, 5:30 PM, pg 2**

**Manter's Path DCPC Meeting:**

Leah reported that she had attended the DCPC meeting to recommend the special way designation of Manter's Path as becoming a special way. She said it went well and there were no verbal or written objections. She felt that the presentation could be consolidated to accommodate time constraints.

**MINUTES:**

Bea moved and Leah seconded the motion to approve the January 9, 2017 minutes as written. The vote was unanimous.

**MISCELLANEOUS:**

- Ginny reported that the Chamber of Commerce is conducting a contest called "The Perfect Pitch." They will award a prize to whoever comes up with some beneficial economic ideas.

Meeting Adjourned at 6:30 pm

Respectfully submitted,

Jane Rossi, Administrator