

WEST TISBURY PLANNING BOARD MINUTES January 9, 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 Vieira appeared before the board and explained that the property is owned by John Gadowski and John lives on the property, on the second floor of a garage apartment. Garrison explained that John would like to decommission the second floor apartment, and finish a portion of the garage area into an apartment to make it easier for John to access the building. Garrison said that he occasionally helps John out with various tasks.

Garrison went on to explain that the property is 10 plus acres and John would like to cut off 3 or more acres to sell to Garrison. Leah pointed out that the board has reviewed the road leading into the property and they had determined that it was inadequate. Garrison said he has improved the road and the Fire Chief has reviewed it and found it to be sufficient.

During further discussion, Ginny said that each lot will have to contain 100 feet of frontage. Matt stated that Garrison will need to have the property surveyed to determine that either the frontage is appropriate, or more frontage can be created. Ginny said she has reviewed the road and it is much better. She pointed out that Garrison could build a guest house if John were to sell him 4.5 acres, but he would have to leave a minimum of 3 acres for John's lot. Garrison said he would do whatever the board feels needs attention on the road. The board said they would take a look at it on their own.

Discussion on Section 4.4-3B of the Zoning Bylaws at the request of the B&Z Inspector:

Jane explained that Joe Tierney had suggested that the "75%" affordable units within Section 4.4-3B Multi-Family Housing should be amended to read "2 of the 3 units." Bea said she felt the board is being unrealistic about requiring so many affordable units. She suggested not changing anything until we look into it further. It was mentioned that the bylaw should encourage a developer, not discourage one from creating an investment for his property. Ginny commented on the 75% stating that it was her understanding that the bylaw had already been changed. Jane said she would look into it. Matt said that the Feiner units were 2 affordable to 1 market rate, which was probably not financially beneficial.

Potential Affordable Housing Committee Members discussion:

Ginny said she had spoken with Suzan Bellincampi to get suggestions of some possible AHC board members, to replace Henry Geller who has recently resigned. She read the list of names of 4 affordable housing unit recipients. Henry volunteered to call each of the recipients to see if they would be interested in joining the Affordable Housing Committee.

CORRESPONDENCE:

● **Complete Streets**

A revised copy of the Complete Streets Policy was approved by the board. The word “transit” was added to complete the language in the policy.

● **Tisbury Water Works**

Request to expand the Greenlands District to prevent potential sources of contamination from reaching drinking water supplies.

Jane Rossi was asked to request a better map so that the additional area can be identified.

● **Town of Chilmark public hearing notices**

● **Town Report:**

Bea suggested the last sentence of the first paragraph be scratched. Leah gave Jane her minor edits to the report.

MINUTES:

- The minutes of the December 19, 2016 meeting were unanimously approved as written.

DISCUSSION:

Tiny Houses:

Ginny explained that Chilmark is going to take up the discussion of possibly creating a tiny house site. She said that some of the houses have the bedroom on the ground floor so they would be good for senior citizens. Bea said that in the event that West Tisbury has a similar proposal, it should all be proposed as one unit on Town Meeting floor. It should be added to each year. She suggested that a sub-committee be formed to formulate what would work best for the town. Matt said he felt the houses were too small and would therefore not be desirable. Ginny pointed out that the buildings would be on a slab foundation. Matt said that the co-housing property has a communal septic system that is pumped into a large leaching field.

Owner-Occupied rental property:

Bea explained that a potential seasonal buyer of a property that has a house and an accessory apartment could not rent out any either building on the property as the zoning bylaw currently reads. She moved to remove the words “owner-occupied” from the zoning bylaw and Leah seconded the motion.

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Bea –yes, Leah-yes, Matt-yes, Ginny-no. Susan abstained from the vote. The vote passed.

Ginny said she believed the language was in place for year round residents. She said she felt the bylaw change will make these properties more desirable to the seasonal buyer.

Electric Bus meeting with the Selectmen:

Bea and Leah said they would attend the meeting.

HPP Meeting on Consultant's Plan:

Henry informed the board that the Housing Production Plan consultants will present their findings for a plan for the town of West Tisbury on January 25th at 4:30 at the Howes House. The BOS, CPC and AHC will also be present for the review.

Meeting Adjourned at 6:50 pm

Respectfully submitted,

Jane Rossi, Administrator