

WEST TISBURY PLANNING BOARD MINUTES March 19, 2018 5:30 PM

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

ABSENT: Henry Geller

ALSO PRESENT: Eric Peters, Eleanor Neubert, Arnie Fischer, Emily Fischer, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

DISCUSSION:

♦Flat Point Farm discussion regarding a meeting with Ron Rappaport:

Susan Silva recused herself from the discussion and sat in the audience.

Ginny explained that the Affordable Housing Committee had sought an opinion from town counsel on the Flat Point Farm Form B application. Ginny said she had asked to be involved. She said that she, Jane, Michael Colaneri, Larry Schubert, Rhonda Conley and Isabelle Lew met with Ron and he explained that a Form B plan is not recordable, it is simply a holding place in case zoning or Board of Health regulations should change during the duration of presenting a recordable Form A or C application and plan. The applicants can either file a Form C or they may choose to file both a Form C and a Form A but the number of lots involved in the subdivision is difficult to determine until then. Eric said that Reid Silva likes to file Form B plans first and then return with a Form C once he has gotten some feedback from various boards. Ron said the Form B isn't a plan, it is a concept. The entire process will have to take place again with a new plan or plans, and the applicants will have to go back to the MVC for review. Eric said the Form B is the result of what the entire project will look like in the end. Leah pointed out that Eric's summary letter was very helpful and made it easy to understand the history of the property. She pointed out that color coded maps would help the board to understand the schematics. Arnie asked if Ron had determined the number of new lots on the plan. Jane said that Ron had stated at the meeting that he had not made that determination but would review it. Eric said that Ron may wait to make that determination after a recordable application and plan are submitted. Eric said he will press on and will communicate with Ron himself.

Arnie stated that, in the zoning bylaw, there is a provision under section 4.4-6 of the zoning bylaws that states that "the Planning Board may exempt from this requirement lots created for the use of family members, if it finds that suitable resale restrictions are in place." He said the affordable lot could be waived. Leah said that family lots have to become affordable in perpetuity. She said it is a question for Ron. Bea stated that if there are four lots, one will be permanently affordable. Eric said the Planning Board has broad discretion. He told Arnie that they will have to discuss the bylaw at another time. Arnie said that the family is sacrificing a lot for the land. The property is in a trust and the trust officer is trying to protect the property. Ginny pointed out that a member of the Fischer family could possibly qualify for the affordable lot. Arnie asked if the applicant was held to all income restrictions, and he was told they were. Matt pointed out that a family member may not need to qualify under the affordable housing regulations.

Eric said this will take another month or to get everything sorted out. He said if they have more to report, they will be in touch.

DISCUSSION:

●Update on the Complete Streets Committee:

Jane informed the board that the committee is ready to submit the final prioritization to Mass DOT for funding. Bea stated that the Teeing-off at Indian Hill Road and State Road was not a high priority. Jane assured the board that it was low on the list.

●Lambert's Cove Beach parking lot:

Jane informed the board that she had come across some paperwork that indicated an attempt by Henry Goethals to expand the LCB parking lot back in 2001. She asked the board if they had any knowledge of the proposed expansion and asked why it didn't happen. The board suggested she ask Cindy Mitchell, Heidi Schultz, Prudy Burt or Eileen Maley. Matt said that people are paying to go to the beach yet they have to park on the road and it's dangerous. Jane pointed out that the Complete Streets Committee could pay for the additional spaces if it is doable.

●Dredging of the Great Pond:

Matt asked if it would be possible to dredge the built up sand in the pond. He said the river delta is a problem and dredging would make it better. Bea asked who would be responsible. Matt said he has spoken with Kent and Matt suggested it be dredged at low tide. He's trying to get Kent to agree with him. Leah suggested he talk with Jonny Hoy. Matt said the permitting really comes down to "who is going to pay to have it dredged."

CORRESPONDENCE:

- Public Hearing notice from the Tisbury Planning Board RE: Marijuana Cultivation Area definition.
- Letter from the US Department of the Interior RE: reconfiguring maps after hurricane Sandy.
- Buzzards Bay Coalition RE: 2 seminars on Septic system upgrade.

Jane said she would attend the seminars.

MINUTES:

Leah moved and Bea seconded the motion to approve the February 26, 2018 minutes. The vote was unanimous with an abstention from Matt.

Leah moved and Matt seconded the motion to approve the March 5, 2018 minutes. The vote was unanimous.

Meeting Adjourned at 6:30 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on March 26, 2018

