

WEST TISBURY PLANNING BOARD MINUTES June 12, 2017 5:30 PM

PRESENT: Leah Smith, Bea Phear, Henry Geller, Matt Merry

ABSENT: Ginny Jones, Susan Silva.

ALSO PRESENT: Chris Alley, Jill Hobby, Jason Napior, Anna Truckey.

Leah stood in as Chairman and opened the meeting at 5:30.

Public hearing on a Form C application for SCLN, and Jill and Jason Napior, to create 3 buildable lots, two vacant and one currently occupied on Assessor's Map 22, Lots 7.1 and 7.6, 26 and 28 Old Courthouse Road:

Leah read the public hearing notice into the record.

Chris Alley, surveyor for the applicant displayed the plan and explained that this plan had been reviewed by the board several years ago. He said that nothing on the plan had changed with the exception of the names of some of the abutters. He said that the Napior's would like to name the Road into the property Beech Tree Lane. It was suggested that Jane look into confirming that the road name has not already been taken. Chris said that there are two things that need to be added to the plan. The first is a note where the Town Clerk signs and the second is any existing or proposed well and septic systems within 100 feet of the property. He said he will take care of that prior to the signing of the Mylar.

Chris pointed out that there is one quirk on the plan. There is a septic easement that is on one of the Napior lots. The abutter, Anna Truckey, said that she is aware of the easement and she and the Napiors will deal with it when the time comes. Jason pointed out that they won't be doing anything in the near future.

Bea moved to approve the plan and Matt seconded the motion. The vote was unanimous.

A brief conversation ensued regarding accessory apartments. Jason Napior said he had applied for and been approved to build a workshop with an attached apartment so there was no need to go through that process again. Chris read a "Conditions for Approval of a Definitive Plan" that had been signed by the Planning Board and certified by the Town Clerk which stated, under item #10, "That the existing accessory apartment on Lot 3 shall remain perpetually affordable, per the ZBA decision dated July 25, 2011, subject to occupancy and other requirements contained in Section 4.4-3 and 4.4-4 of the Zoning Bylaw."

Leah moved to closed the public hearing and Bea seconded the motion. The vote was unanimous.

Jane explained the 20 day appeal process to the applicants.

Housing Production Plan (HPP) final report:

Henry pointed out that although much in the HPP was not new, some of the suggestions seemed useful and the board will implement them. Henry said it was good to have something concrete to refer to.

Henry moved to approve the report and Bea seconded the motion. The vote was unanimous.

Jane will draft a letter to the Selectmen with the board's findings.

DISCUSSION:

Room Rentals:

Jane informed the board that she had received a call from someone inquiring about renting rooms on Air B&B. She said that there is no bylaw to support Air B&B's but up to 3 rooms can be rented as of right while 4 or more would require a special permit. Bea stated that the method of advertising rentals is irrelevant to the board.

MINUTES:

The minutes of the June 5, 2017 meeting were approved as amended. Bea abstained from the vote.

Meeting Adjourned at 6:05 pm

Respectfully submitted,

Jane Rossi, Administrator