

## **WEST TISBURY PLANNING BOARD MINUTES May 22, 2017 5:30 PM**

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

**ABSENT:** Matt merry

**ALSO PRESENT:** Chuck Gilstad, Jane Rossi

Ginny opened the meeting at 5:30.

- **Form A application from Chuck Gilstad of Sourati Engineering on behalf of Coffin Real Estate Nominee Trust, for a lot line change on Map 38, Lot 7.1, Sarita Walker Road:**

Chuck Gilstad displayed the plan and explained that it reflected the change that had been discussed at the previous meeting regarding the amount of lots in the division and the possible trigger of a Homesite lot. Ginny stated what had been previously said regarding the formation of a road association, the improvement of the driveway and the installation of a water source if the Fire Chief requires it. Chuck confirmed that the property owner's are in contact with the Fire Chief to determine the necessity of a water source and the requirements for the road improvements.

Ginny read a section 4.5-5 of the subdivision control laws regarding Approval Not Required (ANR) Form A subdivisions, which states that the Planning Board has the discretion to request the plan be modified to protect the potential purchaser of land within the subdivision. She said that the road needs to be improved to provide for new lots that will have new buildings.

The board expressed their concerns about how their recommendations will be adhered to. Jane said that everything will be covered in the approval letter to the Zoning Inspector, including the improvement of the road, the water source and the requirement to create a road association. Jane was asked to consult Counsel regarding these items as well as section 4.4-6 of the zoning bylaw regarding 20% dedication to affordable housing for divisions that contain 3 or more lots, and the requirements for road improvements.

*Bea moved to approve the plan and Leah seconded the motion. The vote was unanimous with one abstention from Ginny.*

### **DISCUSSION:**

#### **•Site Visit to Edey property:**

The board elected to go to the site individually to determine the adequacy of the road, and will discuss their findings at the next meeting. The board determined that they need to see a plan rather than re-visiting the property on an annual basis to review the road.

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**●Site visit to the Williams property:**

The board elected to go to the site individually to review the work on the road that Mr. Williams says has been completed.

**●Housing Production Plan:**

Henry reported that he had met with the Island wide housing committee. He asked if the board members had received the final report from the HPP Consultants. Bea said that they had received what appeared to be more of a process plan rather than a content plan. Henry said the board may not have received the final version, and he would send the link to everyone.

The board discussed the potential need to hold a public hearing to approve the final HPP. Jane said she would look into it.

Meeting Adjourned at 6:00 pm

Respectfully submitted,

Jane Rossi, Administrator