

## **WEST TISBURY PLANNING BOARD MINUTES May 15, 2017 5:30 PM**

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

**ALSO PRESENT:** Chuck Gilstad, George Sourati, Ben Coffin, Jane Rossi.

Ginny opened the meeting at 5:30.

### **DISCUSSION:**

#### **●Revised plan from Rebecca Miller to place a business sign at 55 Misty Meadow Lane:**

*Leah moved and Bea seconded the motion to approve the revised sign to be placed on Old County Road. The vote was unanimous.*

#### **●Complete Streets Committee:**

Jane explained that the Committee would prefer to have several board members instead of limiting it to 5 members and 2 associate members. Leah stated that the committee does not seem to call for such a large group. The board felt it best to stick to their original recommendation of 5 and 2.

#### **●Ford Bridge in North Tisbury:**

Jane explained that she had a discussion with Jen Rand regarding progress to improve the bridge. She said that Jen and Adam Turner, Director of the MVC, had revisited a plan that was outdated and no longer up to code with state regulations. Jen told Jane that a project if probably 5 or so year out but the subject should remain active and in the forefront. She suggested that the Complete Streets Committee continue to consider the bridge a top priority regardless of the lengthy time line to act on it.

#### **●Proposal the draft a policy on road naming and road name changes:**

Jane explained to the board that the Principal Assessor made a suggestion to her at the recommendation of the Registrar to create a policy for the road naming and road name changing process. Dawn (Assessor) told Jane that a public hearing and a recorded decision would clean up a title examination on a property. Jane stated she felt it was a good idea and had spoken with the Tisbury PB Administrator about their policy.

*The board asked Jane to get a copy of the Tisbury policy for them to review.*

#### **●Sourati Engineering and Ben Coffin discussion on a Form A application:**

Ginny said that Jane had put together a chronology of the plans that have been approved regarding the Hazel Coffin Form A division of land. She pointed out that the board had not received a response to their 30 day extension letter. Chuck said that they were withdrawing the plan and re-submitting a new one. Ginny said the board is still going to consult Counsel regarding incremental plans and Section 4.4-6 of the zoning bylaw to determine whether or not the plan triggers to requirement of a Homesite lot.

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Jane mentioned that she and Ben Coffin met earlier in the day to discuss his family's plans for the property. She said that Ben said he didn't have a problem with the board's request to improve the driveway/road and to get an opinion from the Fire Chief as to a water source for fire safety.

Ben approached the board and explained that he was willing to consider a water source/hydrant as long as it fell within a \$50,000 range. He explained that he has Power of Attorney for his mother, Hazel Coffin. He gave a lengthy explanation on the history of his family and the property. He said that the taxes on the property were extremely high so they had to sell off two lots to cover the cost of taxes and maintenance. He explained that he and his sister will each receive a portion of the property but his sister may have to sell off three of her six acres further down the road. The board said that her portion of the property is considered reduced because a section of it is used as the road. If she were to sell, she would need to reconfigure the property so that each lot has the required acreage. Ben pointed out that she may be able to keep the property and make use of the barn, but that would be determined later.

Ginny pointed out to Ben that the sale of lot 2C probably increased the value of the other lots so that is why the taxes are so high; that, as well as the fact that it is water front property.

Henry stated that the lot line change makes the plan far less complicated than the initial plan of creating a new lot. Bea said that her concern was not the lot line change. She said if this leads the applicant to believe that he will be able to cut off a 3 acre piece, it could trigger what the board discussed last week regarding Section 4.4-6 of the zoning bylaw. Ginny pointed out that the applicant has been asked to form a road association. Ben said he would take care of it.

Leah and Bea said they were fine with the lot line change. Ginny said it might be a good idea to wait until they get an answer from Town Counsel. She also said that Bill Veno had pointed out that some Form A's are referred to the MVC. The board didn't feel that was necessary.

Ben drafted a letter to withdraw the original plan. Chuck will be back to present a new plan with a simple lot line change at the next meeting. Ben was told that his sister is welcome to come in in the future to discuss any plans she might have for her portion of the property. The board determined that the fee for the new plan would be waived.

### **●Housing Sub-Committee update:**

Bea explained that she and Henry met with Bill Veno and Kristine Flynn about the Housing section of the bylaws which was a bit confusing. She said Kristine will do some research and get back to them.

Meeting Adjourned at 6:55 pm

Respectfully submitted,

Jane Rossi, Administrator