

## **WEST TISBURY PLANNING BOARD MINUTES May 8, 2017 5:30 PM**

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

**ALSO PRESENT:** Katy Upton, Bill Veno, Rez Williams, Harriet Bernstein, Shirley VanDerSchueren, Chuck Gilstad

Ginny opened the meeting at 5:30.

### **MINUTES:**

- Minutes of March 27, 2017 were unanimously approved as amended.
- Minutes of April 3, 2017 were unanimously approved as amended.
- Minutes of April 10, 2017 were unanimously approved as amended.

### **DISCUSSION:**

#### **●Review of the Hazel Coffin Property on Sarita Walker Road:**

Bea said that she reviewed the property and determined that safety equipment would be able to get to the property in the event of an emergency. Leah and Ginny felt it was not an adequate road for a 5 lot subdivision, because the road is not defined not improved.

#### **●Complete Streets Committee:**

The board discussed the formation of the Complete Streets Committee board. Leah suggested that a 5 member with 2 associate members seems appropriate is sufficient. Jane said she would not be a member but agreed to be the liaison to the Planning Board. Matt stated that it is best to keep the number of members small because too many members may introduce too many opinions/ideas. Jane mentioned that the list of items that the committee can present to Mass DOT regarding areas of concern throughout the town is limited to 15. Bea supported the idea of a 5 and 2 board and suggested that perhaps Berta Geller, the chairman of the CSC, should make the decision.

Katy Upton mentioned that she lives on a special way, and many horses and bicycles travel through it. She said it would be a major emergency if a cyclist and a horse were to run into one another.

#### **●Byways Committee procedure/responsibilities:**

Ginny began by explaining her reasons for wanting to become a member of a town board which date back to her childhood. While riding a horse to Chilmark she came upon a house under construction square on the King's Highway, and the construction of the "Painted House" in the moors off Moshup's Trail turned her forever. She explained that boards and board members are required to follow a process for appointing new members and there is a protocol. She explained that members need to be appointed by the Selectmen after recommendation by the planning board in consultation with the subcommittee. They need to be sworn in and take the required ethics test. Further all meetings must be legally posted with an agenda and the minutes must be made available following any meeting. Leah stated it was best to keep the amount of board members to a minimum, and they could have to alternate members. Harriet said the following people will be board members: Ashley Hunter, Cynthia Aguilar, Harriet Bernstein, Rez Williams, Shirley

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VanDerSchueren, Katy Upson (associate member) and Cathy Minkiewicz (associate member), Jane said she would get the recommendation to the Selectman for approval.

### **●Limit on house size:**

Ginny that the planning board was not up to taking on the limiting of house size at this time and will discuss it in the future. She gave Harriet a copy of a very informative Chilmark brochure. Harriet said that she took this topic off of the agenda because she wasn't quite prepared to discuss it. Bea said the board should consider examining the subject when our plate is a little less full. Matt felt that it was not up to the board to determine the size of an individual's home, particularly if they have a large piece of property. Harriet said that the bylaws already regulate the size of guest houses, accessory apartments, etc., so why not restrict house size? Katy Upson stated that what has happened in the center of West Tisbury, and the placement of solar panels behind the Ag Hall, is an insult to the town and something is being overlooked.

### **●Form A application from Chuck Gilstad on behalf of Hazel Coffin to create a fifth lot on Sarita Walker Road, Map 38, Lot 7.1:**

Chuck Gilstad displayed the plan and stated that he is changing a lot line to create a 5<sup>th</sup> lot. Ginny stated that the board has received complaints that this is incremental zoning. Leah said that the adequacy of the road is not sufficient for a 5 lot subdivision and Ginny agreed. (Note: there is a potentially subdividable 16 acre lot off the driveway/way.) Ginny said that it used to be a driveway not technically in existence as of the date of zoning, and will now have to provide at least 6 provide for five lots. Matt stated that the layout of the road is 30 feet wide. The road will need a great deal of work to bring it up to snuff and a road association would have to be formed. Ginny said that creating another lot is not a simple lot line change, it's a new lot. Leah said that there should be an affordable lot now that there are more than 3 lots. Chuck said that is not the case on a Form A application. He said the frontage is sufficient so a Form C was not necessary. Leah and Ginny both replied several times that the issue is not the frontage, but rather, the adequacy of the road, the possibility of an affordable lot and the necessity for the area to be reviewed by the Fire Chief. Bea read Section 4.4-6 of the zoning bylaw which states that "in any subdivision containing three or more lots developed over any five year period, at least 20% of the lots shall qualify as affordable housing..." Matt said this plan doesn't seem to fall under a Form A division. Bill Veno pointed out that Chilmark has referred their ANR's to the MVC for review. Ginny also comments on the location of several endangered species, two active osprey nest in a close proximity plus a field full of butterfly weed. Two of the Coffin lots have been sold according to Gilstad.

Bea moved to consult Town Counsel to see if this proposal constitutes a subdivision under Section 4.4-6, Leah seconded the motion and the vote was unanimous.

### **Other Discussion:**

Bill Veno reported that the Registered Marijuana Dispensary application was reviewed by the MVC last week. He said it seems that the plan and the light industrial area don't mesh. Matt reported that he had met with

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Dan Larkosh regarding Dr. Fisher Road and Dan made a lot of valid points. Dan said he knows the road needs to be maintained but he felt singled out. It was suggested that perhaps the highway department could plant some trees to screen the Town's property from the road.

### **CORRESPONDENCE:**

- Decision on Scott's Grove was re-signed due to the correction of a typographical error.
- Letter from Kirk Safford and Kristine Scheffer RE: Oak Lane/Old County Road illegal curb cut.
- Address change request from J.C. Murphy to change 15 Pine Lane to 14 Pine Lane.
- Letter from the B&Z Inspector to the ZBA regarding his interpretation of the term "cultivation area"

Meeting Adjourned at 6:55 pm

Respectfully submitted,

Jane Rossi, Administrator