

WEST TISBURY PLANNING BOARD MINUTES April 3, 2017, 5:30 PM

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

ABSENT: Susan Silva, Matt Merry

ALSO PRESENT: Adam Turner, Doug Ruskin

Ginny opened the meeting at 5:30.

DISCUSSION:

●Ford Bridge/Mill Brook Bridge:

Ginny read an email from Adam Turner, regarding the Ford Bridge a/k/a the Mill Brook Bridge. The email explained that the Transportation Committee, at the request of the Selectmen, is currently working on ways to improve the bridge. Adam explained that Jen Rand is working on this but it may take some time to get the funding and work the bugs out. Ginny pointed out that the Planning Board was not aware of this and should have been. They would like to be kept informed of the status of this project.

Ginny also said that we have several issues within the Light Industrial District near the town dump that we don't know how to deal with and we need guidance from the MVC. Adam Turner said that the MVC will certainly help, and is always available to the boards island-wide when necessary.

Adam also wanted to mention that the Registered Marijuana Dispensary application will appear before the LUPC on the 10th of April and he encouraged the board to attend. The board pointed out that the Dispensary referral was from the ZBA. Adam pointed out that public testimony was always important in these meetings. The meeting will determine whether or not the application should be granted a full hearing by the MVC. They are trying to pin down the project. Adam said the staff report will be sent to Jane.

Leah pointed out to Adam that the residents on Dr. Fisher Road feel that the dispensary will morph into something bigger, i.e. recreational sales. Doug Ruskin said that recreational sales can't happen in West Tisbury because the allowance is based on the number of package stores that are located within the town. We have no package stores so there can be no sales of recreational marijuana. Ginny explained the issues in the area regarding the Larkosh property and the unsightly mess that has been created on his rental property. It is taking a toll on the road and the neighbors are not happy. Adam pointed out that he recognizes that it is Light Industrial and that neighbors don't like that, but they moved there long after it was designated and those in the LI district have the right to make a living. He said that situations like this are not uncommon, and the MVC will gladly help to come up with a solution or perhaps an overview of the area to try to remedy the situation.

Adam also spoke about the Mill Brook Bridge. He explained that it is considered a culvert. In 2000 and 2001 attempts were made to repair it because it was so tight. There haven't been any reported accidents on the bridge. Bea said that the Con Com has a photo of a truck that was in an accident on the bridge. Adam went on to explain that in 2002, plans were developed and in 2003 those plans were dropped. Recently, the Transportation Committee was asked to do something about it. In order to get federal funding the bridge must be a minimum of 20 feet in length, but the bridge is only 17 feet. However, it

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has been relisted and will have to become eligible to even get reviewed for funding. We will need to have a basic design in place.

Bea said that the board was not consulted when the state put in the sidewalks in front of the Howes House and we should have been. She suggested that Jane discuss this with Jen and remind her that the Planning Board needs to be consulted and involved in these projects.

Regarding the DRI Checklist, Adam said that they will be adding to it after discussion with each Planning Board for input and feedback. He reminded the board that the MVC works for them. He will be back in May for the DRI discussion.

●Housing Sub-Committee:

Bea explained that the Housing Production Plan study triggered the need for the sub-committee, and several community members are involved. The recommendations that stemmed from the study were mainly focused on zoning barriers. Current multi-family requirements should be reduced, size restrictions to second story apartments should be addressed (and could possibly be added to the Light Industrial district). However, Bea said she was not in favor of that. She said that a property owner should be able to carve off more than one Homesite lot as long as three acres remain for the main house. She also stated that it was suggested that perhaps the Land Bank could be approached to allow public water to be placed on land bank land for multi-Housing units. Privately owned properties could have shared-use treatment plants. Bea said that the group wondered what the financial incentive would be for a developer, and suggested that there be a list of factors for each project. Leah said that the board should go ahead and start working on these proposed changes. She also said it would be good to get Bill Veno and Christine Flynn involved. Jane was asked to get a list of vacant lots from the Assessor's and Doug said that the MVC has several maps that display vacant and occupied lots.

●Ag Society:

Jane informed the board that she had been approached by an Ag Society board member regarding the possibility of changing zoning to accommodate the Society's ability to hold more functions at the Ag Hall. Ginny said that there is a restriction on the property that limits events.

●AHC Planning Board representative:

The board agreed to draft a letter to all affordable housing recipients to get an interested person to represent the PB on the AHC.

●Dr. Fisher Road:

Jane was asked to draft a summary of current conditions listed on the Larkosh rental properties.

Meeting Adjourned at 6:45 pm

Respectfully submitted,

Jane Rossi, Administrator