

WEST TISBURY PLANNING BOARD MINUTES December 5, 2016, 5:30 PM

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

ABSENT: Henry Geller, Matt Merry.

ALSO PRESENT: Harriet Bernstein, Cynthia Aguilar, Jane Rossi

Ginny opened the meeting at 5:30.

DISCUSSION:

Byways Committee proposed presentation on the History of the Town of West Tisbury:

Harriet Bernstein informed the board that Cynthia Aguilar has a map of West Tisbury from the year 1892 when the town was incorporated. To go along with the map, she has inventoried many of the old houses and how they were used, into a binder. The map is currently being digitalized. Ginny suggested that Cynthia also make a couple of copies of the map and inventory and to store them in a safe place since some valuable maps done by Jim Millett and documentation have disappeared since the renovation of the town hall. It was hoped that they would turn up during the renovation of the Town Hall; they did not.

Harriet explained that she would like the map to be seen, so the Byways Committee came with the idea of holding a presentation at the West Tisbury Library with some speakers including Ann Bassett and Dick Burt, and there will be a Native American piece. They expect to hold the presentation in April but it is still a work in progress. Harriet said that the Martha's Vineyard Museum has some books that they would like to sell at the event.

Harriet also mentioned that the Byways Committee has corrected a brochure that they had drafted in the past. The language in the brochure had stated that special ways were "public ways", when in fact, they are not. Harriet said they have removed that language and are now ready for them to go to print. She asked if there was money in the Planning Board budget to cover the cost for printing. Jane was asked to add \$1000 to a line item in the budget to make sure the Byways Committee can be reimbursed. This would be for FY' 18.

Cynthia and Harriet spoke about the Local Historic Commission's web site on the town website. They said it is very interesting and displays the inventory of the historic houses along with some history of each building. They suggested the board take a look at it. The board suggested that the Local Historic Committee mention the site in the town report, so that the public is aware of it. It was suggested that Jane contact Annie Fisher to recommend that the website be mentioned in the report. It is tricky to use without guidance, we urge HC to draft a guide as well as mentioning it in the Town Report.

Harriet said that there is a pile of "stuff" on Roger's Path. Susan said that the Land Bank has been contacted regarding the potential obstruction, since the Land Bank overseas Roger's Path. Harriet said that some of the special ways are not maintained and she would like them to be. Bea said that not all of them can be maintained due to their proximity to private property. The first step is to advise the Zoning Officer, and then the Land Bank Manager.

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Nomination of Manter's Path as a Special Way:

Leah moved and Bea seconded the motion to approve and sign the DCPC Nomination form for the proposed special way. The vote was unanimous. Ginny signed the nomination form to be sent to the MVC for review.

Sherriff's Meadow parking area request:

Jane explained to the board that Kristen from Sherriff's Meadow Foundation call her with a request to place a 4 car parking area on their land located on Indian Hill Road, Map 12, Lot 64. The project would require a portion of a stone wall to be removed and the removal of a few trees. Bea and Leah wondered about the ownership of the abutting lot since it is undersized, vacant, and does not have a stone wall running across it. Bea said she would look into the vacant lot.

The board stated they will need a site plan review application with a site plan and a public hearing.

Accessory Apartment

The board determined that they had not voted to change the language in Section 4.4-3 Accessory Apartments, regarding "owner occupancy." Bea stated that she would prefer to continue the discussion when Henry and Matt are present.

Ginny said she had done some research, and read an email from David Vigneault. In his email, he stated that the state seems to be throttling back on assistance, and this would allow the island to develop local funding schemes. He mentioned a potential commercial room tax for certain rental situations. Ginny commented that many owners who have houses on the island only use them two weeks out of the year and rent them out the rest of the time, some on an overnight basis. Ginny's concern is that by allowing short term rentals of, for instance, accessory apartments, we are setting up situations where houses are priced and offered for sale for ever increasing high prices

MINUTES:

- The minutes of the November 7, 2016 meeting were unanimously approved as written. Leah abstained from the vote.
- The minutes of the November 28, 2016 meeting were unanimously approved as written. Ginny abstained from the vote.

Meeting Adjourned at 6:20 pm

Respectfully submitted,

Jane Rossi, Administrator