

WEST TISBURY PLANNING BOARD MINUTES October 31, 2016 5:30 PM

PRESENT: Ginny Jones, Bea Phear, Susan Silva, Matthew Merry.

ABSENT: Henry Geller, Leah Smith.

ALSO PRESENT: Larry Schubert, Alex Elvin, Bill Veno, Kate Warner, Doug Ruskin, Philippe Jordi, Derrill Bazzy, Mike Hull, Caitlin Jones, Michael and Jessica Holtham, Geoff Rose, Michael Coleneri, Andrew Jephcote and Jane Rossi

Ginny opened the meeting at 5:30.

Public hearing on an application for Island Housing Trust for a special permit to construct a 9 unit rental complex at 565 Edgartown Road, Map 31, Lot 36 RU District:

Ginny read the public hearing notice and read the narrative from Island Housing Trust. She explained that the board did not have a quorum due to 2 absent board members, one of which had an unexpected emergency. Jane Rossi was asked to email Matt Merry to see if he was able to attend the hearing. Matt arrived shortly thereafter and a quorum was established.

Philippe Jordi began by thanking both the town and Larry Schubert for their hard work on the project. He explained that the IHT had an initial meeting in August with the neighbors of Scott's Grove. He said the original plan was to mirror the Sepiessa rental unit project but felt it wouldn't work well in the Edgartown Road location. They then felt that LDA Architects from Cambridge drafted a more suitable plan for the location. He said that there will be several handicapped accessible apartments because many of the units are on the first floor.

Derrill Bazzy displayed a large, aerial view plan for the room to review. He explained that the IHT has spoken with the Health Department, Fire Chief, and town boards. They have worked hard to provide a buffer on both sides of the property to screen lighting and to minimize noise from neighboring properties. He said that they have received positive feedback and most seem pleased with the project. Ginny read letters between IHT and Michael and Jessica Holtham. Michael and Jessica were requesting that a screen be planted between their property and the Scott's Grove project. The letter from IHT confirmed that the screening would be planted as requested. Philippe displayed the architectural plan for the room to view and explained that the septic would be a denitrification system, there will be a public well installed where according to Mike Hull, some trees will have to be removed. A 20,000 gallon cistern (fire water tank) will be installed. The town will enter into a ground lease with IHT, there will be 18 parking spaces for tenants, and the roadway will be widened parking area and the road. Derrill said that they had offered to do any upgrades to the ball field that the Parks and Recreation Committee would like but they prefer to keep the field in its current condition. The bike trail will remain where it is.

Ginny read a letter from the Fire Chief stating his suggestions to the project for fire safety purposes. Derrill stated that IHT is fine with the suggestions. He added that they may be able to save money when purchasing the water tank because this project will probably coincide with the Kuehn's Way project in Tisbury, so the simultaneous purchase of the tanks could be favorable. He said that the two groups of buildings will each have a 50 foot turn around area for fire trucks as had been requested by the Fire Chief. Matt asked if there would be any plantings around the decking. He said it could be a good noise buffer. Derrill said they were hoping to do some planting. Matt also said that his biggest concern was the Holtham's concerns regarding screening and noise. He said it appears that those concerns have been

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properly addressed and it will work well for everyone. Susan asked about the neighbors on the other side of the project and Derrill pointed out that they are a good distance away.

A discussion ensued regarding the financial piece of the project. Bea stated that the obligation of the board is to establish that the project is viable. She asked if they had all the funding they needed. Philippe said they are actively fundraising privately, they will apply for grants money and they expect to apply for a construction loan once they are ready to begin the project. He added that they would like to have permits in hand so they have a better chance of obtaining funding.

Bea pointed out that the paperwork indicates that the operating cost per unit is \$7500. She asked if that figure included taxes and Philippe said it does. Philippe explained that the buildings will be durable and energy efficient. He said that 70% of the units will go to West Tisbury residence, the rent will provide for operating expenses and the rents usually rise annually. Matt asked how often there is a rental turnover, and Philippe said usually around 5 or so years, but not often. Ginny pointed out that monthly rents do not include utilities. Andrew Jephcote asked who will be responsible for maintenance and Philippe explained that IHT has people available. Larry Schubert explained that the Parks and Recreation Committee do not want the ball field improved. The entrance to the property and ball field will be shared.

Bea stated that she was very impressed with the project and its modifications.

Bea moved to vote in favor of the plan and Matt seconded the motion. The vote was unanimous.

Susan moved to close the public hearing and Matt seconded the motion. The vote was unanimous.

DISCUSSION:

Bike Safety:

Ginny began by stating that she had asked Ron Rappaport if he would consider being a part of a bike safety committee and he said he would.

Kate Warner explained that she had appeared before the Selectmen because, as a rider, she said the roads are scary for bike travel. She said her motivation was to see if bike lanes could possibly be added to the roads. She said there are bike lanes everywhere but the island is lacking them and it is time something was done about that. She would like to see West Tisbury become a leader in making this happen. She said the Selectmen agreed to write to the state to see what could be done.

Kate explained that the town has good multi-use paths but they aren't connected in several places. Bike lanes would allow a cyclist to get to their destination safely and quickly. She said that most of the roads have little to no shoulder beyond the fog line so there is no room for a cyclist to ride with comfort. The road should extend 3 feet beyond the fog line. She said she refuses to ride in the summer because it is too dangerous. She feels it is important to decide on a goal that is attainable. It was mentioned that Old County Road would benefit from being widened. Bill Veno explained that there is a plan under discussion for Beach Road. He said different towns have different demands but, in general, cyclists want to have physical separation from vehicles. Andrew Jephcote said that road from Polly Hill, over the bridge has literally no separation between cars and bikes. Caitlin Jones suggested that improving the special ways and placing them on a map would get cyclists off the roads.

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Jane was asked to get a map of the bike paths in town from the MVC.

Report on currently functioning Registered Marijuana Dispensaries in the state:

Ginny began by mentioning that she had spoken with Kate Doyle from the state who told her that a dispensary license is tied to the location so if Geoff Rose wanted to open a dispensary in a different location, he would have to re-apply. Because of a time constraint, Geoff was asked to attend the next board meeting at 5:30.

Meeting Adjourned at 7:05 pm

Respectfully submitted,

Jane Rossi, Administrator