

## **WEST TISBURY PLANNING BOARD MINUTES October 17, 2016 5:30 PM**

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

**ABSENT:** Henry Geller.

**ALSO PRESENT:** Larry Schubert, Geoff Rose, Caitlin Jones, Jimmy Eddy, Andrew Jephcote, Mike Tompkins, Peter Wells, Mr. and Mrs. Christensen and Jane Rossi.

Ginny opened the meeting at 5:30.

### **DISCUSSION:**

#### **Kate Warner on road safety:**

Ginny explained that Kate was not able to attend the meeting and would be rescheduling for a future board meeting. Those present to hear what Kate had to say were told that they could contact the board administrator in the morning to discuss the Complete Streets project.

#### **Geoff Rose in to determine the meaning of the term “cultivation area:”**

Geoff informed the board that he had been granted a license to open and operate a Registered Marijuana Dispensary and that he is ready to move forward. He explained that, according to the zoning bylaws, the maximum square footage of a cultivation area is 1000 square feet. He said he wanted to confirm that the cultivation area *is* specifically the grow area (the plants themselves). He passed out a floor plan which displayed the layout and location of the grow area which totals 914 square feet. Susan asked if the plant beds would be raised and movable and Geoff said that they would be. He continued by stating that he is looking at other options around town to locate the dispensary aside from the 505 State Road location. He explained that the green area on the plan represents the cultivation area. The plants will be on rolled tables under grow lights. There are two major processes, the vegetation stage (smaller plants) and the flowering stage. Bea read a segment of an article she had come across regarding cultivation area.

There was a discussion about the definition of the term “cultivation area” in the zoning bylaws. Larry Schubert read the definition and stated that, in his mind, it does not include the isles. He said he wondered what other towns that have dispensaries currently operating are using for language. Bea stated that her recollection of the Planning Board meeting when the cultivation area was discussed, the intent was that the grow area was the cultivation area. Jane said she would talk with Oak Bluffs to find out what their interpretation and language is and she would also look at past minutes of the pertinent board meetings. Geoff pointed out that the state regulations do not have a definition for cultivation area. Larry asked Geoff if he had discussed this with the B&Z Inspector, and Geoff said he had not. Susan asked about the size of the building Geoff is currently renting and he said it was 2000 square feet, however, if he decides to have the dispensary there, he will expand the building to 3000 square feet.

*Ginny said the board would do some research and get back to Geoff with their findings.*

#### **Residential and Light Industrial Employees Quarters:**

Ginny stated she wanted this topic on the agenda because she had a discussion with someone who has a business in the LI District at the airport. He told her he would like to be able to place apartments above the building to house his employees. Ginny said she read through the zoning bylaws and in the Residential Use Table, employee dormitories are allowed by special permit in the LI District. Matt said the both Dan Imbrogno and the Caldwell office located in the business district, installed second story apartments and they were extremely expensive to bring up to code. Larry pointed out that the county owns the land at the airport LI District. He said there was a pilots lounge there that had a bedroom in it and the commissioners were not comfortable with that.

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**Accessory Apartments:**

Ginny stated that the board never finalized the discussion regarding “owner occupied” verses “seasonal ownership” accessory apartments. She said she had reservations about seasonal residents owning property with a year round tenant in place. Matt stated that based on the housing production plan, there might be a lot more to the islands affordable housing rental units. Larry stated that he tended to agree with Ginny, particularly because the original intent of these units was to benefit both the West Tisbury resident and the tenant in need of an affordable year round home.

*The discussion ended due to a time constraint.*

**Form A application from Mike Tompkins for David Christensen and Tara Whiting, M 31, L 102.3 and 31-103, Edgartown Road:**

Mike Tompkins of Vineyard Land Surveying displayed a plan and explained that the Christensen’s recently discovered that their sheds are located on the property line between their property and Tara Whiting’s. They determined that it would be best to swap equal portions of land rather than relocated the sheds. Jane Rossi confirmed that Tara Whiting was fully aware and in full agreement of the line changes.

*Leah moved to approve the plan and sign the mylar and Bea seconded the motion. The vote was unanimous.*

**CORRESPONDENCE:**

**●Email from B&Z Inspector RE: Accessory structures:**

Jane read an email she had received from Joe Tierney regarding sheds that do not exceed 200 square feet. Joe’s email stated that a permit was not required according to his district inspector as long as the structure was one story. He wanted to recommend that a bylaw state this. The board felt it would be fine for the call to be left up to the B&Z Inspector.

**●Letter from Michael and Jessica Holtham to the AHC requesting screening on the Scott’s Grove project**

**●Response from the AHC to the Holtham’s agreeing to the screening.**

**Hearing notice from Edgartown Planning Board RE: Warrant Article to incorporate definitions into the zoning bylaws for affordable and community housing.**

*Jane was asked to add the definitions to the list of bylaw changes for Annual Town Meeting.*

**●Public hearing Notice from Oak Bluffs Planning Board RE: Featherstone renovations.**

Meeting Adjourned at 6:50 pm

Respectfully submitted,

Jane Rossi, Administrator