

## **WEST TISBURY PLANNING BOARD MINUTES October 3, 2016, 5:30 PM**

**PRESENT:** Bea Phear, Leah Smith, Susan Silva, Matthew Merry, Henry Geller.

**ABSENT:** Virginia Jones

**ALSO PRESENT:** J.C. Murphy, Larry Schubert, Darryl Bazzy and Jane Rossi

Bea opened the meeting at 5:30.

### **Public hearing on proposed zoning bylaw amendments in a warrant article for the Special Town Meeting November 1, 2016:**

Bea opened the public hearing and read the hearing notice. She stated that the board had not received any public written or verbal comment regarding the proposed changes to the bylaw. Leah pointed out an error the language in the “detached bedroom” amendment. The word “shall,” should not have a strike through it. Jane said she would check with the Town Administrator to see if there was still time to correct the error prior to the warrant going to print. She said that the article will have to be amended on special town meeting floor if the error cannot be corrected.

*Leah moved to Susan seconded the motion to close the public hearing. The vote was unanimous.*

### **MINUTES:**

*Leah moved to approve the September 12, 2016 minutes as amended and Susan seconded the motion. The vote was unanimous with one abstention from Matt.*

### **CORRESPONDENCE:**

●**Email from Geoff Rose RE:** Request to appear before the board on October 17<sup>th</sup> to discuss “cultivation area” in the zoning bylaws.

●**Email from Prudy Burt RE:** Request to replace each removed dead tree along the road sides with a new tree.

*The board agreed with Prudy that it would be nice to replace the trees. However, Matt stated that the budget for the Tree Warden won’t cover the cost to remove the dead trees, so planting new trees will be an additional expense. Leah suggested that the planning board draft a letter to the Selectmen stating that the board feels this is not a planning board issue but is a good idea, and should be placed on the spring Town Meeting Warrant.*

### **MINUTES:**

●Bea moved and Leah seconded the motion to approve the minutes of the September 12, 2016 meeting as amended. The vote was unanimous. Matt abstained from the vote.

**Public Hearing on proposed language amendments to Section 6.2-4, Special Ways, of the zoning bylaw, to be considered on the Special Town Meeting floor in November:**

Bea opened the public hearing and read the hearing notice. She stated that the article had been removed from the Warrant at the request of Town Counsel.

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

**DISCUSSION:**

**Housing Production Plan:**

Henry Geller informed the board that the schedule of the HPP Workshop, now calls for the plan (result of the information gathered during the workshops) to be reviewed by the Affordable Housing Committee, the Planning Board and the Selectmen in January so that all can weigh in on any changes. Following that meeting, the Planning Board and the Selectmen will meet and the Selectmen will sign off on the plan. The draft plan will be finished by the HPP group for January review. He said he will get a copy to the board if one becomes available.

Henry further explained that the second and third workshops will take place in November and December in each town and dates and locations have been scheduled. Bea asked if there was a mandate to creating a high density area in each district. She suggested it be mentioned at the next HPP meeting. Leah mentioned the property that is located behind the Charter School that has fractured title issues. Larry made a note to mention the property at the next HPP meeting.

Larry gave a brief explanation about the HPP and the possibility that a 40 B project take place in town. He felt the term "40 B" is more of a threat than something that would easily happen. He said it's not the type of project that a developer would eagerly take on. Henry pointed out that the island has the MVC as an added layer of protection against aggressive 40B developers. Matt stated that the town has not met the 10% so it is vulnerable. Larry said the town is insulated to a certain degree. He also said that all 6 towns working together would be valuable.

**Derrill Bazy RE: Scott's Grove Affordable Rentals Units project at 511 State Road:**

Derrill appeared before the board and explained that the fire station property has been recently names "Scott's Grove." He said the name was chosen because Susan Scott donated the property to the Fire Department so the Affordable Housing Committee felt the name was appropriate.

Derrill displayed the most recent plan to erect an affordable housing project which will contain 9 rental units behind the baseball field. He explained that he was before the board to give them advanced notice of the final product and to gather their input. He said that the DEP requires that a public water system be installed with a 300 foot in diameter protection area. The area has to remain undeveloped but can be used as a recreation area. Bea pointed out that the town hall has a public well without the protected area radius. Derrill said the area surrounding the town hall was already developed. He continued by explaining that in the first year of the project, they expect to have \$10,000 to prepare for the system.

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Derrill said that they recently conducted a perk test and it looks good. He said they are proposing a quad system on two separate septic systems. The roadway has been changed slightly which will muffle noise between the development and the abutting neighbors. The greenery will stay up to the buildings, and there will be a good vegetative screen from the neighbors. The driveway may shift 30 feet to the west for safety purposes where there is an embankment, and the apron to the driveway will allow for 2 cars to pass simultaneously. The area near the road will be screened. It was recommended that there be some screening to minimize the head lights shining into the neighbors houses across the street at night.

Derrell said that all the units have the bedrooms on the first floor. The units can either be stick build, modular or panelized. They are no higher than 21 feet above grade in height. There will be 2 parking spaces per apartment. Bea asked about lighting and Derrill said the lighting would only be on the buildings. Leah suggested that perhaps there could be some low lighting to guide tenants in from the parking area.

Bea told Derrill that he should make sure that the final plan for the public hearing is permissible. Derrill asked what the board will need for the hearing. Bea said they will need to review the final financial piece and the final plan. It was suggested that Derrill get a letter from the Fire Chief. He was told the Planning Board decision would be contingent on approval by the Board of Health. Leah suggested he include a google earth photo of the property. Matt suggested it might be a good idea to show the Holthems' (neighbors) a copy of the final plan. Matt also stated that the new plan looks good; it is considerate of neighbors and well thought through. Derrill said he has been receiving positive feedback from the community.

### **Airport Building project:**

Jane explained to the board that the Martha's Vineyard Airport will appear before the zoning board to apply for a special permit to demolish a building and erect a 23,000 square foot Airport Rescue Fire Fighting/Snow Removal Equipment Building in the light industrial district. Under section 9.2-1D of the zoning bylaws, the Planning Board is to review the plan and either comment or not on the project. Matt stated that the applicants have sized the building accordingly.

*Leah moved to draft a letter to the Zoning Board of Appeals stating that the Planning Board has no comment on the project. Matt seconded the motion and the vote was unanimous.*

Meeting Adjourned at 7:00 pm

Respectfully submitted,

Jane Rossi, Administrator