

## **WEST TISBURY PLANNING BOARD MINUTES August 22, 2016, 5:30 PM**

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

**ABSENT:** Matthew Merry, Henry Geller.

**ALSO PRESENT:** Christine Flynn, Kate Donahue, Everett Healy and Jane Rossi.

Ginny opened the meeting at 5:30.

### **DISCUSSION:**

#### **Christine Flynn RE: Affordable and Community Housing and Definitions island wide proposal:**

Christine said she was present to highlight what the joint Affordable Housing Group has been working on. They have conducted a housing needs assessment and a zoning analysis. Christine disbursed copies of the terms and definitions that the group proposes to incorporate into the zoning bylaw in each town. The handout also clarified the difference between Affordable and Community Housing. Applicants living and working in the towns that provide the housing will be more favorably considered. She touched on the affirmative fair housing guidelines by stressing that they want to bring all of the island towns up to speed, and stated the need for both workforce and senior housing island wide. These projects will be permanently deed restricted for their protection. Bea and Leah asked why there was a separate definition for "Workforce". Christine stated that each type of housing is outlined in the "Island Plan" and they want to make sure that they provide a clear presentation of each category of housing they are proposing on Town Meeting floor. She said that the proposal is for members of the island community.

Chris explained that page 1 of the paperwork she provided, addresses what the group is asking the Planning Board to support (purpose clause and definitions), pages 2, 3 and 4 are suggestions that provide greater detail and internal policy guidelines.

A discussion ensued regarding senior housing. Leah suggested that it should be provided for all income brackets, not just low income. She suggested a mixed income facility. Chris said they are working on the senior piece. Bea pointed out that all should qualify for senior housing. She asked if any senior housing within the last 10 years, are fair market housing, and Ginny stated that there has been. She pointed out Eliakim's Way which had 2 or 3 fair market houses, as well as Harpoon Lane, and there may be others.

Bea expressed her support of the idea to incorporate the definitions into all town bylaws. Chris said the goal is to have them ready for the spring Town Meetings. She said she would like to appear before the board again in October with an update.

### **New Business:**

Bea reported to the board that there may be a special Town Meeting in November to vote on a warrant article to become eligible for a possible state grant if the town will approve CPC funding. The Island Housing Trust and the Fire Station project may be eligible for grants, if the town demonstrates its support financially. A fall special is needed, as the grant deadline is in January.

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### **Discussion:**

#### **●Wooded/Open lot determination at Map 1, Lot 38, Naushon Road:**

Leah explained that she, Bea and Jane had conducted a site visit to the lot. She stated that the lot is wooded but not all trees are 24 feet high. She said that the most likely building spot is on a bit of a knoll so it would be high if it were a 2 story house. Leah said that Chris Alley had pointed out that a 1 story house would take up a lot more of the lot than a two story house. Bea said that it was her inclination to deem the lot an open lot with a maximum high limit of 18 feet.

*Bea moved to determine the lot as being open and Leah seconded the motion. The vote was unanimous.*

#### **●Miller Professionals RE: Storage containers:**

Jane informed the board that the Miller Company would like to replace their existing tents with 4 storage containers as was originally suggested by the board in their application for the tents. She stated that the request would have to be reviewed by the MVC as a DRI checklist item. Jane was asked to get the request in writing from the company and the board would take a look at the property at their earliest convenience. Ginny urged board members to visit the area as it is messy while Carter Hakala has actually cleaned up. It is Light Industrial but that doesn't mean "dump."

#### **●Manter's Path:**

Susan mentioned to the board that the language in the request to designate Manter's Path as a special way includes the Fisher Farm as being included in the history of the path. She said that Manter, Vincent and Look should be the only names included. Fisher was not a part of the old pathway.

### **MINUTES:**

*Bea moved and Leah seconded the motion to approve the minutes of the August 8, 2016 minutes. The vote was unanimous.*

### **CORRESPONDENCE:**

- The board signed the Leaning decision.

Meeting Adjourned at 6:35 pm

Respectfully submitted,

Jane Rossi, Administrator