

WEST TISBURY PLANNING BOARD MINUTES June 27, 2016, 5:30 PM

PRESENT: Ginny Jones, Bea Phear, Leah Smith, Susan Silva, Matt Merry, Henry Geller.

ALSO PRESENT: Tom Thomas, Lynn Buder, Chris Alley, Chris Hoiuchi, Jane Rossi

Ginny opened the meeting at 5:30.

DISCUSSION:

Thomas address change/curb cut on Roger's Path:

Tom Thomas and his real estate broker, Lynn Buder, appeared before the board for a discussion about 3 vacant lots that are located on Roger's Path. The addresses attached to the lots is "State Road", and the address itself has caused confusion for the utility companies and the property owners. Tom said he would like a Roger's Path street address for each lot. Ginny said that the planning board would prefer one curb cut to be shared between all three lots and Tom said he would prefer that as well. While looking at a map, Leah pointed out that one of the lots does not touch Roger's Path. Tom said he could take care of that with an easement.

Bea stated that Jane Rossi would take care of assigning Roger's Path street numbers and was asked to make sure that the lot with no frontage was addressed. Lynn Buder said that the 4.5 acre lot is currently on the market and has been staked. She and Tom said they would return with a plan and an application for a curb cut at a future date.

Site Plan Review application from Chris Alley on behalf of William Keravouri for a house over 3000 sq ft., M 1, L 35.2, 75 Naushon Road:

Chris Alley reminded the board that they had recently conducted a site visit to the property. He displayed the plan and explained that the existing house will be removed and the proposed dwelling will be placed outside of the shore zone. He said the guest house will be relocated so that all structures will be within the appropriate setbacks. There is a new septic already in place and the lot has a new well. There is no increase in the amount of bedrooms and they are not requesting height relief. Chris said he will be meeting with the Conservation Commission regarding the close proximity to the shore and the ZBA to apply for a swimming pool. Regarding tree removal, Chris Hoiuchi stated that two of the trees may be wasp infested and are fragile.

Bea moved to approve the plan and Leah seconded the motion. Bea, Leah and Ginny were in favor. Matt and Susan abstained from the vote.

DISCUSSION:

Lagoon Legacy Letter to the LUPC:

The board revisited a discussion about a letter they had drafted to the LUPC on behalf of the Lagoon Legacy Form C Application. Ginny reminded the board that the intention to write a letter to the LUPC was because the board felt the subdivision plan already complied with all applicable zoning, and the planning board could approve it without a full DRI review. Henry commented that the letter seemed to stress upon the applicant's integrity, and less on the board's ability to approve it without an MVC review.

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Leah pointed out that the intent of the letter is to emphasize that the plan presents changes that the board feels they can review themselves. The board decided to send the letter as written.

Deborah Mayhew second curb cut:

Matt Merry explained to the board that he had recently reviewed Deborah's properties and curb cuts. He stated that the trees near the road wouldn't have to be so dramatically removed if the panels were not in the way. Ginny said that the trees were tagged by the buyer of the property. She said she was concerned that there could be legal ramifications if an accident were to occur at the second curb cut. Matt said the sight lines on either side of the cut could be cleared, there would be better visibility and it would be safer. Bea said a second curb cut seemed to be a lesser problem than taking out the trees. Henry asked if the board could require a mirror, and Leah stated that aesthetics are the responsibility of the board. Jane was asked to get in touch with Deborah and ask her if she would like to apply for the second cut so that others can weigh in and options can be discussed further.

Matt Merry: Discussion with the Fire Chief:

Matt reported to the board that Manny Estrella had approached him regarding the Coffin 4 lot subdivision. Matt said he informed Manny that the application was for lot line changes and was not a Form C subdivision application. Matt said that Manny suggested that any division of 4 or more lots should be required to be sufficiently equipped with a fire protection source/hydrant.

Meeting Adjourned at 6:50 pm

Respectfully submitted,

Jane Rossi, Administrator