

WEST TISBURY PLANNING BOARD MINUTES June 13, 2016, 5:30 PM

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

ALSO PRESENT: John Abrams, Greg Milne, Richard Andre, Ina Andre, Bill Veno, Cara Shemeth, Rez Williams, Mary Beth Keenan, Reade Milne, Deborah Mayhew, Anna Edey, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

Site Plan Review application from John Abrams on behalf of Alison Van Dyk, for an art studio with a ½ bath and pottery sink, Map 8, Lot 39, 75 Ben Chase Road:

John Abrams explained to the board that the proposal is to replace an existing old barn with a 1792 square foot 2 story studio which will include a half bathroom and a pottery sink. There will be a fully insulated basement which will be used as a sound studio in the future. John said the owner will use one level for her painting and her daughter will use the other for her pottery craft.

Bea moved to approve the plan and Leah seconded the motion. The vote was unanimous with one abstention from Matthew as he didn't hear the entire presentation.

MINUTES:

● *Leah moved to approve the minutes of June 6, 2016 as amended and Bea seconded the motion. The vote was unanimous.*

Site Plan Review application from the Plum Hill Pre-School for a temporary storage container on Map 31, Lot 69.1, 10 Road to Great Neck:

Reade Milne, President of the Plum Hill Pre-School appeared before the board with a request to place a storage container on the rental property that houses the school. She explained that the owner of the property wants the school equipment removed from the building during the summer months. Reade said the school has stored a container on the property each year, but the owner requested that they get an official permit for this summer. Ginny pointed out to Reade that there was a court case regarding the property a while back and there is documentation that specifically states that the structure that houses the school is a non-habitable structure. Therefore, the space is not to be rented. The board suggested that Reade present the documents to the owner of the property.

Bea moved to approve the storage container and Leah seconded the motion. The vote was unanimous. Jane was asked to draft an approval letter to the Building and zoning inspector.

DISCUSSION:

Deborah Mayhew RE: Tagged trees:

Ginny explained to the board that she had been to Deborah's property and felt that the board should conduct a site visit to the property. She said both curb cuts were dangerous and the illegal cut is worse than the original. Matt asked if Deborah ever used a mirror to see oncoming traffic and Deborah said she had. Deborah explained that the trees within the driveway easement have been tagged indicating what will need to be cleared. She said the solar panels are not inside of the easement but the tank and electrical box are. Bill Veno asked if there was a no cut zone along the road front, and Ginny suggested Deborah call the

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MVC regarding the road side district regulations. Bea said that the board cannot prohibit where the driveway is placed within the 40 foot easement. Deborah stated that taking out the trees will be an issue expense wise.

Wood Family Realty Trust Form A application from a property line adjustment, .M 3, L 51, 74 Stone Bridge Road:

Cara Shemeth of Schofield, Barbini & Hoehn, appeared before the board with a plan to adjust the lot lines due to a family division of the property. Cara explained that there is a portion of tall trees that are in the way of the view and they would prefer to utilize the treed lot rather than undertaking the process to grant a view easement. Therefore, the lot lines divvy up the property accordingly

Matt moved to approve the plan and Leah seconded the motion. The vote was unanimous. The board signed the Mylar and Cara said she would return with a plan certified by the surveyor.

DISCUSSION:

●Anna Edey RE: Senior Housing proposed plan:

Anna Edey said she had hoped to appear before the board with an updated version of her original plan but had experienced some computer issues and was not fully prepared. Ginny asked her if she had found a site for the proposed project. Anna said the Walsh property had not been sold yet and could still be a possibility. Bea said the board would not be able to make a judgement without a full site plan review application and plan, as well as a comprehensive financial pro forma, stating further that the plan is the most dense the town will have ever seen. There is still a lot of work to be done before the board can review a plan, and it will have to fall under all HUD guidelines. She also stated that it will be considered a development of regional impact with MVC review. Anna asked if the board had any ideas on whom she should work with. Bea suggested Boston Community Capital.

CORRESPONDENCE:

●Island Housing Trust Invitation:

Jane explained to the board that Bob Schwier had called her regarding an invitation to a meeting regarding an affordable housing project to be constructed near Red Coat Hill Road, a designated special way. Bob was concerned that the road might be affected by the project. Jane reported to the board that Harriet Bernstein, Byways Committee Chairman, had attended the meeting and had been informed that Red Coat Hill Road would not be involved in the project at all. Matt suggested that Jane ask the Tisbury Planning Board for a copy of the plan.

Meeting Adjourned at 6:45 pm

Respectfully submitted,

Jane Rossi, Administrator