

WEST TISBURY PLANNING BOARD MINUTES May 16, 2016, 5:30 PM

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

ABSENT: Matt Merry

ALSO PRESENT: Melissa Manter, Christopher Lyons, Joe ElDeiry, Vincent Maciel, Ken Cottrill and Jane Rossi.

Ginny opened the meeting at 5:30.

Site Plan Review application from Joe ElDeiry on behalf of Kenneth Cottrill to relocate a wood splitting business to Map 16, Lot 264:

Joe ElDeiry displayed a plan and pointed out the proposed new location for the Lickity Split wood cutting business owned by Ken Cotterill. Joe explained that the location is where the large piles of dirt and other materials are currently located. The business will be in the southeastern most portion of Map 16, Lot 264 and will take up 100 x 100 feet of space. The wood will be delivered to the location by Carroll's Trucking and they will access the property through the road to the Keene/Maciel 4 lot subdivision. Mr. Cottrill proposes to place a hoop tent on the property in the future to protect wood and equipment from the elements. Melissa Manter said that the property has been in her family for many years and Kenneth is her brother-in-law. She said his business is currently located near her and it is not disruptive. Ken will work between 7:00 am and 7:00 pm Monday through Friday. All trucks with beepers will be backed in at the end of the day to alleviate morning noise.

Joe also mentioned that Ken has a plowing and sanding business. In the event of a storm, he will have to access the property at any and all hours to collect sand and equipment accordingly. The board understood the need to act in an emergency situation.

Leah moved to approve the plan and application and Susan seconded the motion. The vote was unanimous.

NEW BUSINESS:

~Time will be reserved for topics the Chairman did not reasonably anticipate~

•Chris Lyons RE: Christiantown Road second curb cut request:

Chris Lyons appeared before the board to explain that he was before the board on behalf of the Baumrin family whose property and driveway are located directly across the road from a proposed curb cut on Christiantown Road. He said he drives past the property every day. He explained that his father-in-law and an abutting property share a curb cut. He also stated that all of the trucks working on the proposed property are using the Baumrin driveway to turn around.

Chris was asked to either write a letter to the planning board for the continued hearing on the subject or attend. He said he would attend the meeting.

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DISCUSSION:

Dan Imbrogno, Map 16, Lot 82, 56 Indian Hill Road, MB District:

Jane Rossi explained to the board that Dan had come in to the office to discuss the possibility of purchasing a portion of an abutting pre-existing, non-conforming lot for the purpose of expanding the size of his own lot. He needs to install a water tank to support a fire sprinkler system but he will need setback relief from the ZBA because he doesn't have the space for it. He would prefer to expand his lot. The section of land he was proposing to obtain, is currently a water catch basin and part of the septic capacity for its lot and may not be buildable or of any use.

The board determined that a lot cannot become more non-conforming. They suggested that Jane tell him to look at other options and find out what can be done with the unbuildable section of the property.

Henry Geller:

Henry informed the board that there may be someone interested in representing West Tisbury on the Housing Production Project (HPP).

Affordable Housing Committee Appointment:

The board voted unanimously to re-appoint Henry Geller to the Affordable Housing Committee.

MVC Wastewater Workshop:

Ginny informed the board that she and Jane had attended the wastewater workshop that was put on by the MVC. She explained that the information was very useful and interesting and that there are alternative septic systems that are highly environmentally considerate. Bea pointed out that Title 5 systems are geared toward health rather than environment.

Meeting Adjourned at 6:10 pm

Respectfully submitted,

Jane Rossi, Administrator