

WEST TISBURY PLANNING BOARD MINUTES May 9, 2016, 5:30 PM

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

ALSO PRESENT: Doug Hoehn, Michael Gorin, Katy Upson, Jennifer Leaning, Joe Eldridge, Deborah Mayhew, Michael Cutler, Joe Eldridge, Tony Higgins, Claudia Canerdy, and Jane Rossi.

Ginny opened the meeting at 5:30.

DISCUSSION:

•Informal discussion with Doug Hoehn RE: Second curb cut on Old County Road, Map 136, Lot 230:

Doug Hoehn displayed an areal map of the property and explained that the property has been in the Carmen family for many years. Recently, it has been inherited by siblings, one of whom would like to sell and the other would prefer to keep it. The plan is to subdivide the property equally, but the curb cut is an issue due to its location.

Doug explained that the 17.6 acre lot contains a small cabin that is located near the existing curb cut. To divide the property and suggest that the potential owner of the second lot share the existing driveway would be invasive and problematic for both property owners. Doug explained that a curb cut for each lot would make the most sense. Bea stated that the location of the second curb cut seemed sufficient, being far enough away from the curb cuts on either side of it. Leah said the location seemed best suited for the property and neighboring curb cuts.

Doug said he would return to the board with a subdivision plan and would schedule a public hearing for the subdivision and the curb cut.

•Bea Phear RE: Request to close unfinished business:

- ◆Woodruff
- ◆Craft Workshop bylaw language
- ◆Signage bylaw
- ◆Accessory Apartment bylaw language

•Charter School request for a flashing speed sign:

Ginny explained to the board members that the Principal of the Charter School, Paul Karasik, had inquired about a temporary flashing speed limit sign, to be placed in front of the school. She said that Paul had been referred to the police chief for further information on obtaining a machine.

•Public Hearing on a request for a special permit to install a second curb cut at Map 12, Lot 36, 95 Christiantown Road:

Ginny Jones read the public hearing notice into the record.

Chuck Sullivan, Architect for the applicants, displayed the plan and explained that the property abuts the Indian Burial Ground. He explained that there is a structure on the property that is inside of the

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500 foot no-build zone between the property and the burial ground. The owners would like to place their house in the south east corner of the property. The existing curb cut is located on the other side of the existing structure and far away from the proposed house site. Chuck explained that there is a temporary cut already in place that went in for the purpose of planting a row of trees to screen an abutting property that farms alpacas. Jennifer Leaning, the owner of the property, said the odor that comes from the alpaca farm is unpleasant and they wanted to block it as much as possible.

Chuck said that the location of the proposed dwelling is currently flagged, the property is 8 acres in size, the house will contain two bedrooms and there will be a garage with a detached bedroom in it. The well will be shared with the existing building. Chuck explained that the new house would require 300 feet long which would mean removing a lot of trees. A new driveway would be about 100 feet in length. The distance between the two driveways would be about 400 feet.

A letter from Michael Cutler, an abutter to the property, was read into the record which stated that he had no objection to a second curb cut but he would like the speed limit sign that had disappeared to be replaced. Mr. Cutler submitted a second letter from abutter Suzanne Fenn which stated that others had applied for a second curb cut in the past and had been denied, and too many cuts disrupt the rural character of the road.

Claudia Canerdy pointed out that the location of the second curb cut would be visually better if they moved it up the hill a bit. It is hidden where they propose to place it. Also, the ground underfoot is mushy and damp. Joe Eldridge said he sold the land to the current owners. He explained that the meadow is dirt and contains different kinds of soil and clay. The turf at the cut is not firm and further up the road would be more level.

Bea proposed to continue the public hearing until the board can review the property.

Leah moved and Bea seconded the motion to continue the hearing for two weeks. The vote was unanimous.

DISCUSSION continued:

●Deborah Mayhew request for a second curb cut:

Deborah explained to the board that she is in the process of selling the lot that abuts her home property. She said she purchased her property in the 80's but, over the course of time, she had forgotten that there was a driveway easement that runs through her property to the lots on either side of hers. She said she had placed her solar panels directly on the easement. She was in to request that the temporary curb cut that she had placed on the marketed lot become permanent.

Bea suggested that a driveway could travel along the length of the solar panels rather than moving some of them, but Deborah felt that would be disruptive to her property. Ginny said there are aesthetic and safety issues when too many curb cuts are in a row. Matt stated that he understood Deborah's dilemma but he felt either the gas tank or panels could be moved out of the existing driveway easement. Leah said it could set a precedence to grant a curb cut when the intended easement was in place.

Deborah said she understood the board's concerns and would contact the building and zoning inspector to obtain more information regarding opening up the easement for access to the neighboring lot.

●**HPP Discussion with Henry Geller:**

Henry informed the board that the HPP Committee has become more involved than he has time for. The committee started off slowly, but they are currently meeting weekly and it has become more involved than Henry is able to commit to. He would like to seek a replacement. Ginny suggested that an affordable housing recipient might be interested. Henry felt that was a good idea and said he would contact David Vignault at the Regional Housing Authority for advice.

●**Bea Phear RE: Meeting with Dale Julier regarding section 4.4-3 of the zoning bylaw:**

Bea stated that her discussion with Dale raised 3 areas of concern with regard to an "owner occupied" rental property:

1. Seasonal owner may not rent.
2. Deed restriction running with the land.
3. Monitoring system.

Bea added that the language "at the same time" should be added to section 4.4-31A so that it is clear to the owner that at no time are the house and accessory apartment to be rented simultaneously. This was to be discussed further in preparation of proposed zoning bylaw amendments.

MINUTES:

●Bea moved and Leah seconded the motion to approve the May 2, 2016 minutes. The vote was unanimous. Matt abstained.

Meeting Adjourned at 7:00 pm

Respectfully submitted,

Jane Rossi, Administrator

approved
W. Jones
5/23/2016