

WEST TISBURY PLANNING BOARD MINUTES May 2, 2016, 5:30 PM

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

ABSENT: Matthew Merry

ALSO PRESENT: Thomas Bena, Brian Ditchfield, Rez Williams, Jo Ann Taylor, Harriet Bernstein, Anna Edey and Jane Rossi.

Ginny opened the meeting at 5:30.

DISCUSSION:

•Rez Williams to propose a zoning bylaw amendment to Section 6.2-4

Rez Williams appeared before the board to request an amendment to the bylaw by adding the following language to Section 6.2-4 C 4 to read as follows:

There shall be no additional plantings by right. If replanting is necessary due to the issuance of a special permit or a zoning violation, such plantings shall be native species to the preexisting vegetation.

Bea asked if the language regarding the “removal of vegetation” will remain and she was told it would. Jane asked Rez if the Byways Committee was still interested in nominating Manter’s Path as a special way. He said that were not quite sure if it would work, it may be a proprietor’s way. Bea pointed out that it was not a good idea to designate and amend simultaneously on town meeting floor. The board agreed.

MINUTES:

•The minutes of March 25, 2016 were re-approved as amended due to a minor change in a quote from Rez Williams.

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

•April 25, 2016 minutes.

Leah moved to approve the minutes as amended and Susan seconded the motion. The vote was unanimous. Bea abstained from the vote.

CORRESPONDENCE:

•Callahan and Polucci Decision review and approval.

Ginny made a few minor changes to the conditions in the decisions.

Susan moved to approve the signing of the decisions and Leah seconded the motion. The vote was unanimous. Bea abstained from the vote.

●Curb cut discussion for property located on Panhandle Road:

Jane Rossi explained to the board that she had received a call from a real estate broker regarding the Mayhew property on Panhandle Road. The Mayhew property shares a driveway with the properties on either side, one of which already shares the driveway. The shared driveway language is clearly stated in the deed and appears on recorded West Tisbury Case File #216. The other lot is vacant and is currently on the market. The 20 foot wide easement that would travel from the driveway to the vacant lot is obstructed by a row of solar panels, a propane tank, and an electrical box. The vacant lot has a temporary curb cut that was originally used during the installation of the solar panels and should have been replanted at the completion of the project. During the week, board members drove past the property to review the obstruction.

The planning board determined that any obstruction should be cleared out of the easement so that a driveway can be installed as per the case file and language contained in the deed.

●Schedule a date to review a property located at Map 1, Lot 35.2 to determine its treed/open lot status.

The board agreed to meet on May 9th at 11:00 at the Lambert's Cove Beach parking lot and would follow Chris Alley to the site.

●Anna Edey RE: Senior Community proposal.

Anna Edey began by stating to the board that she can no longer live on her own property for financial reasons, and would like to create an elder community. She displayed her plans and explained that she came across an ad in the paper regarding a 7.5 acre property that was listed for sale (694 Old County Road). She said she wasn't sure if the property was still available and will look for another property if it has sold.

Anna's plan included 20 individual one and two bedroom homes that would look alike. The buildings would all be wheelchair accessible and would be powered by solar/radiant heat. Each building's solar panels would produce 10,000 or 11,000 Kw's per year. There will be four additional buildings including a spa with pool/Jacuzzi's, the staff will live on the campus, there will be a chef, a chef's assistant, and farmers. There will be 16 staff members during the off-season and more in the summer. The plan also includes a summer village consisting of 6 pre-made cabins that are delivered and installed. Anna said this is a great way to provide summer housing for seasonal workers. The area farmed will be ½ acre and there will be a small windmill. There will be year-round food production which includes raising chickens, pigs and turkeys. There will be a building that will serve 6 to 8 elders that need constant care. She said she is currently getting solid prices, there will be a 5% return for investors and there will be a medical staff. Anna said she has spoken with the B&Z Inspector and he will study up on the requirements for such a facility. Ginny mentioned that there is a covenant on the property drafted in March of 2007. Anna stated that the project will be both agricultural and educational.

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Rez Williams asked about the waste water output. Anna said there will be no nitrogen going to the ground water, no pollution will be generated and it will be a green community although there will be flush toilets (3 in each of the houses plus others in other buildings) and a wood chips filtration system.. The cars will be electric and the traffic will flow in one direction.

Henry pointed out to Anna that there is a 3 acre lot of land that is town owned. Anna said 3 acres isn't large enough to support the project. Ginny said there will be quite a few people on the property and Anna said there would be a maximum of 60 people-all adults. Bea said there may be some zoning issues and pointed out that the board could not spot zone for that amount of density. Henry suggested that Anna speak with the Selectmen or with an attorney to see if it is a viable request. Leah suggested that Anna speak with Polly Brown. Ana said the entire project would cost approximately \$15,000,000.00. Individual units would rent monthly for \$5000 per unit.

Thomas Bena said the property has an accepted offer on, but complimented Anna on her plan and vision. Thomas and Brian Ditchfield said they would like to speak further with Anna about her plan.

Meeting Adjourned at 7:00 pm

Respectfully submitted,

Jane Rossi, Administrator