

WEST TISBURY PLANNING BOARD MINUTES April 25, 2016, 5:30 PM

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

ALSO PRESENT: Cynthia Aguilar, Martha Stackpole, Matthew Stackpole, Bob Schwier, Shirley Vanderschueren, Jo Ann Taylor, Rez Williams, Leslie Eaton, Bill Veno, Bill Callahan, Nancy Polucci, Clay Edwards

Ginny opened the meeting at 5:30.

Public Hearing for a special permit from William and Melissa Callahan to install a curb cut on a Special Way on M 8, L 24, 16 Red Coat Hill Road:

Ginny read the public hearing notice into the record.

William Callahan pointed out the location of the curb cut that had already been installed. He explained that the reason he had placed the cut where he had was because he was told he couldn't use the existing road that appears on the property. Leah asked if the existing dirt road was a traveled road. Bob Schwier stated his wife had used the road in the past, but it has since been blocked with a gate. Bob asked William who had done his excavation work and William said it was Nick Peters. Leslie Eaton explained that all the roads in the area used to be open until the Bridge Housing project was being proposed. Once that was on the table the roads were basically closed off and Ben Chase road was the only road to travel.

A discussion ensued regarding the placement of the cut and the bylaw informational process:

Leah said that it appears there is no alternative access route to the Callahan property. Leslie Eaton suggested limiting the truck travel on the special way during the construction phase. Ginny asked William what was the legal access and he said it is Red Coat Hill Road. Matt Merry asked why the applicant chose the middle of the lot to access the property, and remarked that the width was very wide. William said the premature cut was a bit of a mistake, but that he was told by the building and zoning inspector that the location was fine. William also said that he felt the current location was best because the terrain is flat and easier to work on. Matt said it might be good if William's neighbor, Jim Araisain would allow him access through his road during the construction phase to lessen the impact on the special way. Rez Williams stated that he had left a message with Schofield, Barbini and Hoehn, and wondered why they hadn't informed the applicant that he needed a special permit to put in the cut. He said the BOH and the B&Z Inspector neglected to inform him as well. Leslie pointed out that William knew of the permit requirement because he had been present at the public hearing regarding the designation of the special way. William said he had been present but hadn't fully understood the process. He said he was not trying to skirt the process.

Leah suggested that the width of the curb cut could be minimized by the addition of trees or shrubs on either side. Bob Schwier asked if the Planning Board could suggest ways to preserve the sides of the road. Matt said the construction process will create wear and tire on the sides of the road and suggested that the board require that it be returned to its original condition upon completion of the construction. Rez suggested that native vegetation be a requirement of the replanting process and Harriet suggested non-invasive species.

Matthew Stackpole pointed out the sensitivity of this process. He said it was nice to have new neighbors. He said that a construction site requires heavy traffic and large trucks, and Red Coat Hill is an old road dating back to the 1700's. He stated that it has always been a traveled way and was once a main Vineyard Haven Road. Harriet said the area was lovely and everyone agreed. Ginny said the situation is a win, win situation for all, it simply needs to be done according to the regulations for the protection of the fragile road.

Leslie Eaton said that a rock had been pushed into the bushes that she had deliberately placed on the corner of the road to protect the trees. She and William agreed to meet and take a look at the location of the rock.

Matt Merry motioned to approve the application with the condition that a review will be conducted by the planning board at the completion of the construction and prior to the granting of an occupancy permit, Leah seconded the motion and the vote was unanimous.

Jane explained the filing 20 day appeal period process to William.

Susan moved to close the public hearing and Leah seconded the motion. The vote was unanimous.

Public hearing for a special permit from Nancy Polucci and Clay Edwards to install a curb cut on a special way, 85 Shubael Weeks Road, Map 8, Lot 30:

Ginny read the public hearing notice into the record.

Nancy Polucci pointed out the proposed location of the curb cut she and her son would like to place on Shubael Weeks Road (special way). Bill Veno suggested that the cut be located where the "somewhat" existing cut that appears at the fork on the road. Clay Edwards said that the proposed location is just beyond the existing "cut" and seemed less intrusive. Nancy Poluci said she had no problem using Bill Veno's suggestion and Clay agreed.

Ginny explained that the special way was not to be disturbed and only native plantings were allowed.

Matt moved to approve the curb cut as amended by Bill Veno and Leah seconded the motion. The vote was unanimous.

DISCUSSION:

•Rez Williams on March 28, 2016 minutes:

Rez stated that the minutes of the March 28, 2016 meeting did not correctly reflect what he had said during an informal discussion with the MV Film Festival representatives. He asked that the language be amended. Jane said she would listen to the tape recording of the meeting and asked Rez to send her a copy of the correct language. The board would re-approve the amended minutes at their next meeting.

•Question regarding a curb cut on Panhandle Road:

Jane informed the board that a real estate broker had called her about the access to a property on Panhandle Road. The request was whether or not a curb cut was allowed on the particular lot. The board said they would take a look at the property individually when driving by.

Meeting Adjourned at 7:00 pm

Respectfully submitted,

Jane Rossi, Administrator