

WEST TISBURY PLANNING BOARD MINUTES April 11, 2016, 5:30 PM

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

ALSO PRESENT: Adam Turner, Jane Rossi.

Ginny opened the meeting at 5:30.

DISCUSSION:

●Adam Turner, Director of the MVC RE: DRI Checklist:

Adam Turner appeared before the board to receive feedback and hold a discussion regarding possible changes to the DRI (development of regional impact) checklist. Adam began by stating that the MVC reviews the checklist every two years, and this year, the Commissioners decided to have Adam take on the task. He said he has spoken with all of the island communities and is back before the planning board to touch base and discuss the checklist. He explained that the MVC has not completed their review of the checklist, so he was open to the boards input. Currently, the most common concerns seem to involve commercial development. Section 3.2 of the checklist, covers this form of development which gives towns more authority to weigh in.

Adam informed the board that the waiting time for the approval of an application before the MVC has been reduced considerably. Coastal planning and sea level rise have become an issue, and he feels that the towns and the MVC should work more closely together on critical issues. Matt asked about coastal excavation and wondered if more MVC permitting would be necessary. Adam said the value and benefit of the MVC is that the applicant receives a good public hearing.

Bea pointed out that there is no definition in the checklist for a “DRI.” She also wanted to know why a project such as the Up-Island Cronig’s solar structures, would have to appear before the MVC for a subdivision. Adam said that any non-residential project would have to be reviewed because some have subdivided beyond the scope of the regulations.

Bea stated that section 2.3 shows the allotted acreage for lots but precludes doing a planned cluster development. She said that the planning board would like to see more open space with more clustering. Leah reiterated by stating that by not clustering, section 2.3 steers development in the wrong direction. Adam said that the section does not rule out clustering, it just requires a DRI review. The board expressed their desire to see clustering encouraged.

Adam said that the bottom line in reviewing the checklist is to satisfy the applicant. Timing is the issue. The MVC is trying to shorten the turn-around time on all reviews. The frustration most applicants have is the lengthy waiting period. Matt said it is a problem when a tax payer had to deal with wasted time and expense when waiting for a review to go back to the board. He said he is pleased to hear that this is being addressed. Adam said the turn-around time is currently about 3 weeks. The board felt that time frame was much better. Adam also said there is a sub-committee that gathers every Wednesday at 10:00 am at the Commission building, and they review the applications. He said it’s very helpful.

Bea said that section 2.4 and 8.7 of the checklist are duplicated. Adam made a note of it. Matt stated that West Tisbury is an agricultural town and it seems wrong to have to refer farm land projects.

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Adam pointed out that in the Island Plan, farm land is a regional issue, and that included land that has been farmed at *any* time. He did say that agricultural land is the easiest to develop because it is most often level.

Bea said that review requirement on the size of a commercial building has gone from 2000 to 3000 square feet, which, she added, was an improvement. Adam said the size limit may go even higher.

The board discussed the Lagoon Legacy LI District application and plan with Adam. They explained the leveling off of a large portion of a hill. Adam said the MVC has reviewed several similar applications and they were not a problem. However, because the plan requests a four lot subdivision, the project will need to be reviewed by the MVC. He said the process would run quickly.

Adam told the board that referrals may not require a great deal of discussion. If the planning board sends a referral with a good narrative, it is helpful in moving the application along. He said he will be checking back with the board on a regular basis and asked the board to be in touch with him with their questions or concerns.

On another note, Adam mentioned that a woman had approached him about the lack of senior housing available on the island. She told him she had the money to pay, but there is nothing available and it could be years before something opens up. She told him this would cause her to have to leave the island. Ginny mentioned the accessory apartment (“in law” apartment) section of our ZBL and noted that it was to help with just such a situation. The woman could continue to own her house while creating an apartment in which she could live while a family, couple or single could live in the other section. Adam informed the board that he and his family were seeking year-round housing. Adam informed the board that he and his family were seeking year-round housing. The board and Adam agreed that the lack of available housing is a huge issue island wide.

MINUTES:

- The minutes of the April 4, 2016 meeting were unanimously approved as amended.

CORRESPONDENCE:

- Letter from Katy Upson RE: Manters Path.

Jane informed the board that she had received a phone call from Megan of the Sheriff's Meadow Foundation. Megan told her that they had no intention of using Manters Path to access their property on Blackthorn Road. Leah mentioned that she had spoken with Katy Upson regarding the pathway.

- Re-appointment letter from Pam Thors.

Jane was asked to add Ginny to the list as a member of the Shellfish Advisory Committee.

- Public hearing notice from the Town of Aquinnah.

Meeting Adjourned at 7:00 pm

Respectfully submitted,

Jane Rossi, Administrator