

WEST TISBURY PLANNING BOARD MINUTES March 14, 2016, 5:30 PM

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

ABSENT: Ginny Jones.

ALSO PRESENT: Jane Rossi.

Susan opened the meeting at 5:30.

Public Hearing on a Warrant Article to amend Section 8.5-4, Swimming Pools:

Susan read the public hearing notice. There was no public comment.

At 5:45 Bea moved to close the public hearing and Leah seconded the motion. The vote was unanimous.

Public Hearing on a Warrant Article to amend Section 6.7 Flood Plain Zone:

Jane explained to the board that the State Coordination Office for the Flood Insurance Program (Eric Carlson) had contacted her regarding the required changes/update to the Flood Plain Zone zoning bylaw state wide. She said Eric had requested a copy of the zoning bylaw and got back to her with the appropriate changes that she needed to incorporate into the language.

At 6:00 Leah moved to close the public hearing and Bea seconded the motion. The vote was unanimous.

DISCUSSION:

●Woodruff property follow-up discussion regarding open space:

Bea and Leah each explained their interpretation of the percentages/calculations to determine if Andrew Woodruff could build a house on his property under the Open Space zoning bylaw. Leah said that the calculations wouldn't work if Andrew were to divide off a parcel. Bea interpreted the language from a different perspective. The board felt they were unable to determine the Open Space bylaw clearly and suggested Town Counsel be consulted.

Leah moved to request that Town Counsel be consulted and Matt seconded the motion. The vote was unanimous.

●Lagoon Legacy site visit:

A few members of the board conducted a site visit to the Keene pit to review the area where Lagoon Legacy, LLC proposes to place their 4 parcel subdivision. The reason for the visit was to determine whether or not the property grade should be reduced and leveled off.

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Susan said the reduction of the grade seemed logical. Leah said that the materials that would be dug up during the excavation would remain on the property and would be recycled. Bea said there are very few pine trees to remove.

There was a brief discussion regarding the board requiring that a specific number of trees be erected on the property to screen the neighbors. The board determined that they could recommend but not require. Leah suggested that an annual permit be granted with a review of the buffer zone to determine its adequacy.

A discussion ensued regarding the DRI checklist and whether or not the project triggered any of the items on the list. Bea suggested that a letter be drafted to Paul Foley requesting a concurrence review. The board determined that it would be better to wait until John Keene, owner of the 3rd and 4th lot in the subdivision, come in for a review of his use permit prior to sending the concurrence letter.

Leah moved and Bea seconded the motion to draft a letter to Paul Foley after review of the Keene proposed use permit. The vote was unanimous.

A question remained regarding the buffer zone between the interior lots. Jane said she would inquire about it with Doug Hoehn.

●501 and 505 State Road:

Bea said that her determination of the property owner's proposal to possibly erect office buildings on the property with second floor residences could be done. There is nothing in the bylaw that limits the number of buildings allowed on a property. That would be determined by the number of bedrooms for the septic system to support. She also stated that it would not be harmful to merge the properties. It would actually create less of a loss due to setbacks.

The board suggested that Jane draft a letter to the owner suggesting that they are welcome to come in with a plan. They should first consult the Board of Health regarding septic/building capacity.

●Sign on Lambert's Cove Road:

At the request of the Building and Zoning Inspector, the board reviewed a photo of a sign that is located on Lambert's Cove Road. The board was in agreement that the sign was adequate. They also said it was not their jurisdiction and was at the digression of the B&Z Inspector.

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CORRESPONDENCE:

- The Estrella and Mayhew letters were signed by the Vice-Chairman.
- Letter from Paul Foley to the ZBA RE: Estrella.

MINUTES:

- The minutes of the March 7, 2016 meeting were approved as written.

Meeting Adjourned at 6:15 pm

Respectfully submitted,

Jane Rossi, Administrator