

## **WEST TISBURY PLANNING BOARD MINUTES March 7, 2016, 5:30 PM**

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

**ABSENT:** Ginny Jones, Matt Merry.

**ALSO PRESENT:** Vincent Maciel, Joe ElDeiry, Robert Sawyer, Mo O'Connor, John Keene, Andrew Woodruff, Doug Ruskin and Jane Rossi.

Susan opened the meeting at 5:30.

### **Site Plan Review/Use Permit application from Maciel Land and Tree, Map 21, Lot 6.1, Huseby Mountain Road:**

Joe Eldeiry appeared before the board and gave an update of the Maciel's project as a whole. He explained that the power, utilities, fire hydrant and water tank are currently being addressed. The electrician has taken plans to Eversource and they are working on an electrical design.

He said that he and Vinnie were appearing before the board to explain the layout of their plan on the property. Vinnie is relocating his equipment out of the Keene construction site because the new site is roomier, less dusty and less disruptive. He will mostly use lot 3 to both store trees/plantings and to grow them. The only noise generated will be the back-up beepers on the trucks. Most of his work is done off site. He mentioned that at some point, he would consider renting a 50 to 100 square foot section of his property to a landscaper in need of the space. In the future, he would like to erect a couple of barn/shops and a 3 sided pole barn for large vehicles.

Joe ElDeiry explained that Vinnie would like to use the 100 foot buffer zone as his nursery. Because the ground is not level, they would like to lower the center portion to level the ground off. They wondered if the internal buffer zone had to remain.

At that point the board felt it best to conduct a site visit to the property. They agreed to meet at the property the following Friday afternoon.

### **DISCUSSION:**

#### **●Robert Sawyer RE: 501 and 505 State Road:**

Robert Sawyer, a representative of the owners of the above State Road properties, explained to the board that they would like to develop the 2.1 acres into an office park with several buildings. They would also like to make the 2<sup>nd</sup> floor of the buildings residential. He explained that 501 State Road was once used as a junk yard, and there is an extensive file regarding the property with the Board of Health. He said that an underground report "came through clean." Bea asked if the plan was to merge the lots. Mo O'Connor, an associate of Mr. Sawyer, said that they were before the board with that question. They wanted to know if it would be more beneficial to merge the lots to create more space, or to keep them separate. Leah said the acreage could determine the size of the septic but it would be a question for the Board of Health. Bea said that

## **WEST TISBURY PLANNING BOARD MINUTES March 7, 2016, 5:30 PM, pg 2**

density on those particular lots seems fine but what the property would be able to support remains the question.

There was a brief discussion about the affordable housing piece and how it is income based. Mr. Sawyer said he was considering the possibility of a rent to own option which he felt would provide cash flow and tax benefits. He asked if the units would be strictly office spaces or if there would be any retail. Mr. Sawyer said they were considering office space.

The board felt there was a lot of research to be done before making any decisions on the property. Mr. Sawyer wanted to know if he came in with a good plan, would the board consider it. The board said they didn't have an answer for him at that time.

### **●Andrew Woodruff:**

Andrew said he was before the board to inquire about an open space subdivision on a 1.5 acre substandard lot. He explained that his 8.2 acre property is under an APR (Agricultural Preservation Restriction). He said his plan was to place a house on the portion of land that contains an array of solar panels. Leah asked if there was frontage for the lot and Andrew said it goes out to Old County Road. He asked if the APR land could be included as part of the frontage.

Andrew said he would basically like to keep the farm "a farm" and place a dwelling on it.

Leah said there were two questions on the table; 1. Is there appropriate frontage. 2. Does the open space bylaw allow one to build a dwelling on a substandard lot? There are already two small dwellings on the property. Leah said that of the 8.2+/- acres, 60% is under the APR so 4.9 acres remain. She tried to explain the open space bylaw but the board was confused.

It was determined that the board would need to review the bylaw to see if there are any red flags. The board decided to continue the discussion to a later date.

### **CORRESPONDENCE:**

- Letter from Manny Estrella RE: Landscape plan violation.

*Jane was asked to draft a response to Manny.*

- Inquiry regarding a temporary curb cut onto Panhandle Road:

*Jane was asked to draft a letter to the owner to decommission the driveway.*

### **MINUTES:**

- The minutes of the February 22, 2016 meeting were unanimously approved as written.
- The minutes of the February 29, 2016 meeting were unanimously approved as written.

**WEST TISBURY PLANNING BOARD MINUTES March 7, 2016, 5:30 PM, pg 3.**

Meeting Adjourned at 6:55 pm

Respectfully submitted,

Jane Rossi, Administrator