

## **WEST TISBURY PLANNING BOARD MINUTES February 22, 2016, 5:30 PM**

**PRESENT:** Ginny Jones, Bea Phear, Leah Smith, Susan Silva.

**ALSO PRESENT:** Margaret Maida, Linda Coutinho, Cody Coutinho, Kenny Abbot, Richard Green, Stephen Hart and Jane Rossi.

### **Form A application from Kenny Abbot (SB&H) for Margaret Maida, Map 7, Lot 11, 345 Lambert's Cove Road, lot reconfiguration:**

Kenny Abbot displayed a plan and explained the layout of the property. He said the owner proposes to reconfigure the lot lines so that lots one and 2 on the plan have the appropriate amount of frontage on the 20 foot wide driveway easement. Bea asked what the reasoning was behind the plan and Margaret Maida said it was for estate planning purposes.

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

Ginny Jones signed the Mylar and plans.

### **Site Plan Review application from Richard Green for Joel Weintraub to create a craft workshop at Map 16, Lot 22, 53 Old Coach Road:**

Richard Green explained to the board that the applicant was originally approved for a 2 bedroom detached bedroom. It was brought to his attention by the Building and Zoning Inspector that the applicant should apply for a craft workshop because, according to state regulations, it is illegal to pass through one bedroom to get to another, so 2 bedrooms would not be allowed. The craft workshop would provide a space for the applicant's daughter to produce her pottery as a hobby, and would not be a home business.

*Bea moved to approve the application and Leah seconded the motion. The vote was unanimous.*

Jane was asked to draft a letter to the Building and Zoning Inspector.

### **Site Plan Review application from Stephen Hart for a craft workshop at Map 10, Lot 53, 6 Pine Lane:**

Stephen Hart, a prospective buyer of the Pine Lane property, appeared before the board with a plan to construct a 36 x 36 foot single room workshop with a ½ bathroom. The property is a 1.6 acre pre-existing lot and had been that had been approved for a septic system in 2005. He said he builds items such as furniture, guitars, and kayaks, all of which would be sold off premises. The hours of operation would be between 8:00 am and 5:00 pm Monday through Saturday and no activity on Sunday's. Stephen explained that he is in the process of purchasing the property and wanted to make sure that his proposals were valid. He said he would be meeting with the ZBA regarding the size of the building on a small lot. Ginny pointed out that the lot is highly visible from the road and that a home business cannot function prior to the building completion of a home.

*Bea moved to approve the plan and Leah seconded the motion. The vote was unanimous and the approval was subject to the standard conditions regarding lighting, plantings and energy efficiency.*

Meeting Adjourned at 6:30 pm

Respectfully submitted,

Jane Rossi, Administrator