

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

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

ALSO PRESENT: Rachel Neville, Harriett Bernstein, Ashley Hunter, Christine Erenberg, Jane Rossi.

CORRESPONDENCE:

●Sepanara-second curb cut:

Jane informed the board that she had received a call from a neighbor of Mr. Sepanara regarding the continued use of an illegal curb cut on the corner of Old County Road and Oak Lane. Jane said she explained to the neighbor that the Building and Zoning Inspector had recently appeared before the board explaining his delay in dealing with enforcement issues and his request to the Selectmen for an assistant. She said that the neighbor understood the reasoning behind the delay. He sent a photograph of the traveled way for the file.

●Letter from Katie Upson:

Jane was asked to respond to Katie's letter regarding construction at the old Maley property now owned by Barron/Murphy.

●Letter from Dale Julier RE: Accessory Apartments.

The board held off on the discussion until the next meeting

Form A lot line change application from Rachel Neville, Map 30, Lot 19, 59 Heather Trail:

Rachel Neville appeared before the board with a plan to reconfigure the lot line between her lot and her parents abutting lot so that her parents could gift a 1.09 acre parcel to Rachel. The parcel contains a barn, which her parents feel is undesirable to buyers, and the property would market better without it.

The board was in favor of the plan but expressed concerns about frontage for the property that was to be sold. Rachel stated that her surveyor, Doug Hoehn, was careful to make sure the proper frontage was available.

Leah moved to approve the plan with a condition that the required 100 feet of frontage was confirmed by Doug Hoehn. Bea seconded the motion and the vote was unanimous.

Jane said she would contact Doug Hoehn in the morning.

DISCUSSION:

●Report from Henry Geller regarding the HPP:

Henry reported that “all is well” and the board is proceeding at pace. He said that the All Island Planning Board would like to get a letter from the town planning boards supporting grant applications so that they can get consultants to help them apply for grants.

Henry moved to draft the letter and Bea seconded the motion. All were in favor.

Also, Henry informed the board that he had approached the Selectmen regarding the vacant lot at the corner of Lambert’s Cove Road and State Road. He said they were very receptive to the idea of creating an affordable development on that property, preferably senior housing.

●Byways Committee:

Ginny stated that she was bothered by the confusion in the formatting of the proposed amendments to the Special Ways bylaw. Bea suggested that the best way to amend the bylaw would be to substitute the new for the old bylaw because it would be too confusing to explain all of the changes. Leah agreed with Bea and suggested that perhaps the board could provide a handout at Town Meeting with an explanation of the changes. Ashley Hunter asked what would happen to the bylaw if the amendments were voted down. He was told the current bylaw would remain.

There was discussion about the width of the ways, formatting of the bylaw, vehicular access and uses permitted within a special way. Jane was asked to draft a checklist to be made available for those wishing to subdivide or purchase a property within the vicinity of a special way.

Bog House Way treed/open lot:

After reviewing the property at the request of Doug Hoehn, it was determined that the lot was treed, making the tree height sufficiently 24 feet. Members of the board observed that there was a lot of wetlands in the area and any significant changes would have to go to the Conservation Commission,

Bea motioned that a house could be 24 feet high in the vicinity of the existing house and Leah seconded the motion. All were in favor.

DRI Checklist:

Jane said she would email the checklist to the board for review and for the board to make any changes that they would like to see incorporated into the list.

Meeting Adjourned at 7:00 pm

Respectfully submitted,

Jane Rossi, Administrator

