

## **WEST TISBURY PLANNING BOARD MINUTES January 22, 2018 5:30 PM**

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

**ABSENT:** Henry Geller

**ALSO PRESENT:** George Crawford, Ben Robinson, James Mahoney, Josh Dunn, Reid Silva, Doug Hoehn, Jane Rossi

Ginny opened the meeting at 5:30 pm.

### **MINUTES:**

January 8, 2018 minutes:

*Bea moved and Susan seconded the motion to approve the minutes as amended. The vote was unanimous with one abstention from Leah.*

### **CORRESPONDENCE:**

- An email from Jen Rand requesting a letter of support from the Planning Board, to demolish the existing fire house on Old Courthouse Road, and replace it with affordable housing.

*Bea moved and Leah seconded the motion to draft a letter of support. The vote was unanimous.*

- Public Hearing notice from the Town of Oak Bluffs Planning Board RE: Subdivision.

### **●Site Plan Review application from Vineyard Land Surveying on behalf of Water Lily View LLC, Map 14, Lot 2 for a house over 3000 square feet on a 9.1 acre lot, under Section 3.1-1 and 9.1 of the zoning bylaws:**

Reid Silva displayed the site plan and explained the layout of the property. He said he and the architects have spent a great deal of time with the Conservation Commission and the Seven Gates Association trying to pinpoint the best location to place a house, guest house and a garage. He said that there is a new regulation in the Seven Gates covenants which allows a property a maximum of 5000 square feet of habitable structures, which includes covered decks and porches. He said that the buyers of the property wanted to make sure what they want on the property will be approved by all applicable boards prior to purchasing the lot.

Reid went on to explain that the existing structures will be demolished. George Crawford pointed out that some of it will be salvaged. He said that the lawn has been maintained over the years to see the water view. However, the Conservation Commission does not want that to continue so that area is now restricted. In exchange, they swapped that area for another so they now have a clear view to the pier. Ben Robinson explained that the buyers originally wanted to have an attached guest house and garage, but Seven Gates wants all structures to stand alone. Leah asked what the proposed structures will look like from the sound. Reid said that if someone is on the beach, they won't see the structures because there is a bluff. The structures are limited to 24 feet in height and vegetation will break up the view from the pier. The structures cannot be seen from the beach, pier or road. George said that they have been mindful of screening and placed the house closer to the bluff because it is less visible in that location.

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

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**●Site Plan Review application from Joshua Dunn to convert the second floor of an existing barn into a craft workshop/storage area in the property located at Map 31, Lot 123, 11 Runaway Lane:**

*Ginny recused herself from the review as she is a direct abutter to the property.*

Josh Dunn explained that the property has a main house, a guest house, a barn and a smaller barn that houses chickens. The work shop will include a half bathroom (sink and toilet), and will be used as residential design and occasional furniture building workshop. This is not a home business and there will be no additional traffic. Josh said he currently lives in the guesthouse and he has two children and a baby on the way. They need some of the workshop to be used to store items that they don't have room for in the guest house. He said the second floor already exists and there is a 5 bedroom septic system on the property.

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

**Form A application from Doug Hoehn on Behalf of Gerald DeBloise, Map 38, Lots 1, 2, 11.1, 12, 1.2, 39-14, 43-9, 10, 12, 13, 65 Jennie Athearn Road, for some slight lot line adjustments to accommodate Natural Heritage:**

Doug gave Jane the filing fee. He said that Mr. DeBloise has a buyer that would like to purchase 244 acres of his property. Doug explained that in 2014 the plan showed two "A" lots and a 2017 plan showed one "A" lot. Now, the buyer wants it back in the form of two "A" lots. The lots labeled "B" have been slightly altered since Natural Heritage has reviewed the property and determined where the endangered areas are located. Mr. DeBloise does not qualify for a Natural Heritage credit. Doug said that a chunk of the "B" lots will be preserved, as well as part of the "A" lots and 100 feet of the wetlands.

Doug explained that the area the Planning Board has reviewed for height is where the buyer would like to build a modest dwelling to get a feel for the property. He will build a larger structure in the future. Doug said he would also like to build a barn to hold events.

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

**DISCUSSION:**

- Request from Quezia Andrade and Chuck Wiley regarding the property located at 56 Pine Lane.

Jane explained to the board that Quezia and Chuck separately inquired about the above referenced property because it is on the market and they are looking into purchasing it. They would like to access the property through a new curb cut onto Old County Road. The current access is in the Pine Lane subdivision. Quezia would like to relocate her landscaping business to that location. Jane was not sure why Chuck was inquiring about the property.

*Leah said that the property, if used for trucks and other landscaping equipment, would have to be screened as it is an open lot. Bea said she didn't like the idea of all the trucks and landscaping vehicles traveling in and out of a residential area. Matt asked about the Fragosa landscaping business that is in the Pine Lane subdivision. Jane suggested the board take a look at Fragosa . Matt said a second curb cut*

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*would be too close to the neighboring cut. The board determined that a curb cut would not be granted and the original existing access would be the only access to the property. Leah suggested that perhaps the Andrades would consider parking their trucks and equipment off premises.*

**●Report from Leah on Capital Improvements:**

Leah reported that the Howes House roof replacement is pretty much done. The whole building needs to be renovated. The high school renovations are estimated to be extremely expensive, and it may be necessary to build a new school.

Meeting Adjourned at 6:30 pm

Respectfully submitted,

Jane Rossi, Administrator

**Approved on 1/29/18**