

WEST TISBURY PLANNING BOARD MINUTES July 26, 2021

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

ABSENT: Amy Upton

ALSO PRESENT: Bill Veno, Chris Alley, Katy Upton, Harriet Bernstein, David Weagle, Jane Rossi

Ginny opened the meeting at 5:30

Public Hearing on an application from Vineyard Land Surveying on behalf of David Weagle and Linley Dolby to install a curb cut under Section 6.2-4 of the zoning bylaws, across a Special Way (Roger's Path) on Assessor's Map 15, Lot 31.7, 26 Flint Hill Road:

Jane read a letter that was received from the MV Land Bank just prior to the meeting. The letter expressed concern regarding the lack of adequate space between curb cuts on the special way. The proposed curb cut would be located between two existing cuts that are 120 feet apart. The Land Bank stressed their belief that this would not comport with the goals of the overlay district protecting visual character and retention of the abutting landscape. *Please see the letter attached hereto.*

The board continued the hearing until later in the meeting since there was no one in attendance to present the application.

Form A Application from Schofield, Barbini & Hoehn, on behalf of The King Pin Realty Trust for a lot line adjustment on Assessor's Map 7, Lot 130, 54 and 56 Sumner Circle:

Chris Alley presented the Form A plan and explained that the property owners own two abutting lots in Longview, and they want to build a home that would be located on the property line. The lot line adjustment will create two 3 acre lots, each with proper frontage. The vacant lot will be to the north and the lots will share a driveway.

Leah made a motion to approve the plan and Bea seconded the motion. Leah-yes, Bea-yes, Matt-yes, Henry-yes, Ginny-yes.

Referrals from the ZBA:

- **Application from Carter Payne for setback relief on Map 13, Lot 6.3, 55 Fishhook Road.**
- **Application from Henry Schaub for an accessory structure over 676 feet on Assessor's Map 30, Lot 2.2, 256 Pond Road.**

The board voted to refer the applications back to the ZBA with no opinion.

- **Application from Keith Bassett to rent 5 bedrooms on Assessor's Map 32, Lot 90, 1070 State Road.**

Ginny expressed concern about septic capacity and stressed that the Board of Health take it into consideration. Jane was asked to include this language in the referral letter to the ZBA.

WEST TISBURY PLANNING BOARD MINUTES July 26, 2021, pg 2

MINUTES:

Bea moved and Leah seconded the motion to approve the minutes as amended. Bea-yes, Leah-yes, Ginny-yes, Henry abstained, Matt abstained.

GENERAL DISCUSSION:

- Ginny expressed her concerns regarding what would happen in the event of a state forest fire. She pointed out that the island would be without power because a lot of infrastructure would be burned.

WEST TISBURY PLANNING BOARD MINUTES July 26, 2021, pg 2

- Ginny also mentioned the All Island Planning Board letter and distribution list. She stated that her name was not on the letter and she didn't want it to be. She also pointed out that the letter was on stationary that was not connected with the AIPB which concerned her.

- Ginny pointed out that there seems to be a miscommunication with emails regarding the Housing Bank Coalition which has been addressed. Also, Sam Hart has resigned from the Trustees of Reservations and Jane asked Bill Veno if he knew who his replacement will be. Bill did not know at the time.

- Bea suggested the board head down to the entrance to the Long Point Beach gate and take a look at the road. She suggested taking the summer entrance. Henry mentioned to Bill Veno that the Trustees have mentioned in the past that cutting through the brush would not be allowed because of Natural Heritage. He wondered if the MVC has any influence on the restriction.

●Discussion regarding the application for the Roger's Path curb cut request:

Bea encouraged the board to read Section 6.2-5 of the zoning bylaws before the next meeting. She pointed out the following:

1. Driveways on a Special Way must be 1000 feet apart.
2. No land shall be hereafter divided or sold if any buildable lot would not be entitled to vehicular access.
3. The PB may require a special permit to reduce the 1000-foot driveway separation if they deem the request to be in harmony with the Roads District requirements and is a significant public benefit.

Leah mentioned that she drove to the property and there is a driveway already there. Jane read a letter from Rez Williams regarding the application and the protection of the Special Way. It was noted that Mr. Bermudes had granted an easement for access and utilities to the previous owner.

David Weagle spoke from his phone, and stating that he was not able to get into the meeting earlier. However, the format of the zoom meeting indicated he was present.

He began by saying that he had heard the conversation regarding his application. He explained that he purchased the property from the previous owner who was not one of the original owners of the subdivision. He said he wants his own driveway. Henry asked if the current access was ever negotiated. Ginny stated that the Land Bank maintains the special way (Roger's Path), and they have an easement through the **WEST**

TISBURY PLANNING BOARD MINUTES July 26, 2021, pg 3

Bermudes property. Bea suggested Mr. Weagle read his deed to see if it indicates anything specific about access to his property.

Bea moved and Leah seconded the motion to continue the public hearing to the next board meeting. Bea-yes, Leah-yes, Ginny-yes, Henry-yes, Matt-yes.

Adjourned at 6:15pm

Respectfully Submitted,

Jane Rossi, Administrator

Approved on 8.9.21 Bea-yes, Matt-yes, Ginny-yes, Leah-yes, Henry-yes