

WEST TISBURY PLANNING BOARD MINUTES August 13, 2018 5:30 PM

PRESENT: Ginny Jones, Bea Phear, Susan Silva, Leah Smith, Matthew Merry

ABSENT: Henry Geller

ALSO PRESENT: Reid Silva, Eric Peters, Eleanor Neubert, Mason Fischer, Arnold Fischer Jr., Steven Rattner, Carly Look, Christian Strom, Doug Ruskin, Bruce Fernie, Katherine Walsh and Jane Rossi.

Ginny opened the meeting at 5:30 pm.

Form B plan for the “Flat Point Farm” The Priscilla P. Fischer 1994 Trust, Assessor’s Map 35, Lot 3.1, Road to Great Neck:

Susan recused herself stating she is an abutter to the property.

Attorney Eric Peters presented the plan and stated that no changes have been made since they last gave a preliminary presentation to the Planning Board and the Martha’s Vineyard Commission. He said there will be a 2 step process should the Form B be approved. The process will include a Form A and a Form C application. He and the Fischers are working with Reid Silva and they will return to the MVC to discuss those plans. Eric said they have not decided on an affordable lot at this time. Leah stated that the board has seen the plan and has reviewed the MVC’s decision. The Form B is a preliminary so the applicants will eventually submit official plans for review and/or approval. Eric said they are pursuing the affordable lot for the MVC to discuss.

Reid was asked if he had any comments. He stated that the Form B plan has been reviewed and discussed extensively. The MVC was interested in the number of bedrooms, nitrogen, and the affordable piece.

Christian Strom said he purchased the adjacent property, and he has concerns about the road. He asked if the board had an issue with the burden on the road. Bea asked what his issue was regarding the burden on the road. He said he was concerned about so many new property owners traveling the way. Bea asked if a road association existed and Christian said there is one. She asked if the Fishers were members of the association and she was told they were.

Leah stated that the board will require more turn-outs for vehicles to pull off the road to allow others to pass. She said that the board had requested this when they reviewed the Look subdivision. She suggested that the board take a look at the road.

Christian said that there is no ability to expand the road. He said the families need to talk about the plan for the road. Leah said the board is not looking for a two-lane road and Christian reiterated that there may need to be some discussion between the two families. Eric Peters pointed out that the discussion isn’t pertinent to this plan. However, it does pertain to a Form C. This will be discussed when the Form C is reviewed.

Carly Look stated that we are all here to say that we are trying to support having our children live on the Vineyard. However, eight new properties will be huge. She said that when the area becomes more than just family, it will be an issue. Ginny pointed out that 60% of the property is preserved and that is such a

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plus. Carly said she agreed. Ginny also pointed out that it will be a working farm. Carly said that some of the lot sales will change the character of the area.

Emily Fischer stated that having the family living and working on the property is the best bet to not having big houses. We want to have less change and we have been stewards of the land for generations.

Leah stated again that this is preliminary. She said the road will be moved out of the proximity of the coves, there will be a water source for fire-fighting and there will be an affordable housing element to the plan.

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

Bea asked Reid to add some turn-outs to the final plan.

DISCUSSION:

●Site visit to the Shropshire property to determine tree height, Map 39, Lot 2.1, Middle Point Road:

Leah explained that she, Bea, Susan and Jane conducted the site visit and determined that the roof height can be 24 feet. She said the trees are very tall.

Bea moved to approve the determination that the lot is a treed lot and Susan seconded the motion. Bea, Leah and Susan voted in favor and Matt and Ginny abstained.

●Lagoon Legacy electric plan:

Jane explained to the board that Tommy Colligan, Electrical Inspector, had approached her stating that the electrical plan on the lagoon Legacy Form C plan is incomplete. She said t she doesn't understand the terminology regarding an electrical plan so she wasn't able to fully understand what issues Tommy had. She said he will appear before the board at the next meeting to discuss possible amendments/updates to the Rules and Regulations Govern Zoning Bylaws. The board suggested they discuss Tommy's issues with the plan at that time.

●Saturday traffic in the Village District:

Ginny stated that there have been various complaints about the traffic on Saturday's in the VD. She said that traffic was backed up to Quansoo Road in Chilmark this past Saturday. However, she said that signs had been posted that asked people to park at the Grange Hall. Doug Ruskin said he met with Brian Athearn and asked if there had been any discussion about moving the Farmer's Market to the Ag Hall. Brian told Doug he would welcome the idea. Doug said it would make a huge difference. He also explained that he attended a Selectmen's meeting and brought up the subject, but the board didn't discuss it. When he brought it up again, the first response he got was that 'we can't tell them where to go'. He said that the former police chief didn't think the traffic was a big safety issue. Ginny said that she heard the Ag Hall would charge the Farmer's Market a lot of money. Bea pointed out that the playground is a very nice place for children to play and it really works in tandem with the

Farmer's Market. She said she felt that there will be a bottle neck in both locations. Leah said she heard that the vendors like the market to be crowded. Matt suggested that the board discuss this with the police chief because there is an issue of pedestrian traffic as well. Doug pointed out that there are a lot of things going on at the same time. He suggested holding it at the school. Matt asked about the field on Music Street. He said that it was used every year for parking for the fair.

Application from Schofield, Barbini & Hoehn for a special permit to install a second curb cut at the property located at 708 Old County Road, Assessors Map 31, Lot 18.1, 31 Butterfly Lane and 708 Old County Road:

Doug Hoehn displayed a plan that was drafted in 1987 for the Brunos. He explained that the plan was a Form A which contained a front lot and two rear lots. Since that time, the back lots have merged. He then displayed a plan displaying one merged lot. The plan is to create a curb cut under zoning bylaw section 6.2-5 (Rear Lot) with reduced road frontage to 25 feet. The curb cut will be within 100 feet of the existing access. The rear lot will be re-divided and will increase the size of the house lot. A large tree located at the corner of Old County Road and Butterfly Lane will be preserved.

Doug explained that in 1986, Josephine Bruno was going to abandon the currently existing curb cut and use Butterfly Lane. She had expressed this in a letter. Now, it appears that using the existing cut for both properties would be a detriment to the front lot by creating a driveway to that rear lot that would travel through much of the front lot. The Brunos feel a second cut makes more sense.

Catherine Walsh, a direct abutter stated that she was not fond of the idea of a driveway located 20 feet from her bedroom window. She suggested the back lot access through Harpoon Lane. A discussion ensued regarding Harpoon Lane access. Doug said that 4 parties would have share a common driveway. The board would have to determine the adequacy of the road. A corner would have to be taken from the IHT condominium lot to create 100 feet of frontage. It would have to be in the form of a lot line change. Doug said that Mr. Strom, the property owner, has discussed this idea with John Hartzband, a property owner on the condo lot. Doug said he would like to get approval on this idea and go from there. Bea said that the impact is equivalent on both areas. Ginny suggested that the Walshes could potentially grant an easement to the Brunos and share the Walsh driveway. Katherine said that would be a problem because the driveway would travel through the field. Matt suggested that the proposed curb cut/driveway be conditioned to have a fence and a screen of vegetation. Matt said he had no problem approving the second curb cut. Bea suggested a split rail fence with an eight foot high wall of vegetation. Katherine said she would rather see a stockade fence with vegetation on the Bruno's side.

Leah motioned to approve the following language that Matt drafted:

A 6' tall stockade fence to be installed at the northern property line extending 100 feet to the east. Evergreen trees to be planted on the southern side of the fence at 8 foot intervals with native plantings in between the evergreen trees.

Bea seconded the motion and the vote was unanimous.

Leah made a motion to close the public hearing and Bea seconded the motion. The vote was unanimous.

DISCUSSION:

Signs:

Ginny pointed out that there a a lot of election signs scattered throughout town that have been posted for months. Bea pointed out that it is a freedom of speech and they are allowed. She agreed that they were an eyesore.

E-911 Address assignments:

- **Garrison Vieira 30 BP Hayden Way**
- **Evelyn Way LLC 228 Indian Hill Road**
- **Dixon Rogers and Laurie Huff TTEE's 234 Indian Hill Road**
- **Evelyn Way LLC 240 Indian Hill Road**

Ginny signed the assignments.

MINUTES:

● *Ginny moved and Susan seconded the motion to approve the July 30, 2018 minutes. The vote was unanimous with one abstention from Matt.*

Meeting Adjourned at 6:55 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on August 27, 2018