

WEST TISBURY PLANNING BOARD MINUTES July 30, 2018 5:30 PM

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

ABSENT: Matthew Merry

ALSO PRESENT: Libby Soohoo, Reid Silva, Vincent Maciel, Heather Maciel, Sean Webster, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

Site Plan Review application from E.C. Cottle, Inc., for a second sign on the property located at Map 3, Lot 71, 256 Lambert's Cove Road:

Libby Soohoo appeared before the board with a plan to install two signs at each entrance to Cottle lumber yard. She explained that cars often drive past the first entrance because there isn't a sign there. They would like people to know that both are entrances. Ginny suggested a double sided sign, but Libby said the property line would not allow for it to be visible. Bea suggested that Libby make a sign similar to the signs on Cournoyer Road which advertise two or more businesses. Libby pointed out that the farm behind the Cottle building doesn't want a sign. Ginny suggest a sign be mounted on the fence and Leah suggested she place it where she prefers. Jane suggested to Libby that she ask Joe Tierney where it would be best to place it so that it doesn't protrude into the road. Jane was asked to check with the Town Clerk to see if Lambert's Cove Road has a layout.

The board determined that one double-sided sign was suitable.

Form A application from Vineyard Land Surveying for a lot line adjustment to create a buildable rear lot under Section 4.3-3 C of the zoning bylaws:

Reid Silva explained to the board that the property is a DeSorcy family lot and the 13 acres is in both Tisbury and West Tisbury. The 5 acre lot they propose to create is in West Tisbury. In order to limit intrusion on the existing "shop lot", the applicants wanted to keep the road to the new lot as far away from the shop as possible so they created a tail for the rear lot with 25 feet of frontage. Both lots will share one curb cut to State Road.

Bea made a motion to approve a rear lot with a reduction in frontage and Susan seconded the motion. The vote was unanimous.

Be made a motion to sign the Mylar and Susan seconded the motion. The vote was unanimous.

Site Plan Review application from Maciel Land and Tree to rent a portion of the property located at Map 21, Lot 16.1, in the LI District:

Heather Maciel passed around a copy of a plan that indicated where her company will be leasing a portion of Lot 4 on the above said property. Full Circle Landscaping will store various trucks and landscaping equipment in the center portion of Lot 4. Shawn Webster, owner of the business, said he currently has 7 employees. He will place 4 to 5 trucks, 2 equipment trailers, a hydro seeder and mini hydraulic equipment on the lot. He said he currently keeps his equipment at his home in Oak Bluffs but he has outgrown the space. The trucks and equipment will stay on location. Heather said they had already informed Melissa Manter (an abutter) that they were planning to rent the lot out to 3 businesses.

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

Heather and Vincent informed the board that they have placed trees and plantings in the buffer zone, they need to widen the road to 40 feet, the storage containers are all painted and numbered and will soon be inventoried. They are working on getting electricity in the subdivision which has been a difficult process.

DISCUSSION:

●Results of a site visit to the DeBlois property:

Bea explained that she, Leah and Susan went to the property and reviewed 5 lots. Lot #'s 7,6,8,4 and 1 are all treed lots and can have a house at 24 feet in height. Lot #2 has an existing house on it and is considered an open lot. They determined that the area in back of Lot 2 is also open. Bea said that Perry Ambulos said he would consider reducing the size of a house if he could get permission to build a 24 foot high house on it. They determined that a higher house would have no impact on the property because it is very private.

Bea made a motion to approve the lots with 24 feet of allowable house height and Leah seconded the motion. The vote was unanimous. Henry commented that he is in agreement with the vote.

Ginny said that she was surprised to read the article in the Real Estate Confidential section of the MV Times regarding the salable lots. She said the lots advertised are from old plans the board had approved. She also said that Natural heritage will have completed their findings on the property within the next few days.

●Complete Streets Committee request for funding for a title examination.

Jane explained to the board that the Complete Streets Committee is considering having a title examination conducted on the town owned property at the Lambert's Cove Beach to see if they can expand the parking lot. The board determined that the committee will have to find another way to obtain funding.

●Discussion regarding Dr. Judith Fisher RE: Doctor's Office:

Ginny explained that Judith Fisher told her she was denied a permit to open a doctor's office in her home. She said that the B&Z Inspector required some upgrades that Judith had professionally drafted but they were denied. Ginny thought it would be good to have a discussion about this because Judith should be allowed to work out of her home. When she purchased the property it was her understanding that she could have a business there. She was told by Joe that the handicapped accessibility was insufficient. Ginny said that Judith spoke with the state and she was told that if a house pre-dates a certain date, code changes don't have to be made. She had plans drafted and Joe declined them. The board pointed out that the house would need to be handicapped accessible with an appropriate bathroom with a doorway wide enough for a wheel chair, and a ramp into the building.

●Site visit date:

The board scheduled a site visit to the Shropshire property on Middle Point Road to determine the building height of the lot.

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•The buildability of the Harris property on Old County Road.

Jane showed the board a copy of the layout of the property and asked them if they had any suggestions as to what the owner can do with it. She explained that the owner inherited the property from her father and she wants to keep part of it and sell the rest. The only suggestion was to cut off a 1 acre homesite lot and sell it. However, that would only provide her with \$50,000.00.

MINUTES:

Bea made a motion to approve the minutes of the July 16, 2018 meeting and Susan seconded the motion. The vote was unanimous.

Meeting Adjourned at 6:45 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on August 13, 2018