

WEST TISBURY PLANNING BOARD MINUTES July 16, 2018 5:30 PM

PRESENT: Ginny Jones, Bea Phear, Susan Silva, Matthew Merry, Henry Geller.

ABSENT: Leah Smith

ALSO PRESENT: Perry Ambulos, Doug Hoehn, Kristine Scheffer, Kirk Safford, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

DISCUSSION:

Discussion with Doug Hoehn regarding the buyer of the DeBloise property cancelling the purchase:

Doug Hoehn said it was his understanding that Natural Heritage has designated a large portion of the property to be protected and it was discouraging to the buyer. The buyer was not happy with the areas he would be allowed to build on. Of the 300 +/- acres, 140 have a conservation restriction. Doug said that the buyer wasn't planning on doing much but it was too restricted. He said that Gerry was hoping to get a good portion of it sold.

Bruno second curb cut onto Old County Road:

Doug displayed an aerial plan of the property. He reminded the board that a division of the property was done in the 80's into 3 lots. The Bruno's didn't build on two of the lots and because they were in the same ownership they merged. He said that Mrs. Bruno was aware at the time that she could only have one curb cut. However, Doug said the property needs two cuts. The current curb cut is short and serves the existing dwelling. The second would serve the rear lot. Doug said he will apply for a special permit for a second curb cut. This will be under the rear lot bylaw under Section 4.3-3 B which allows for a reduction of the width of the driveway. Matt pointed out that the property is in the Historic District so they will also have to approve the curb cut. Matt pointed out that it wouldn't make any sense to cut two hundred feet of driveway in from Edgartown Road-that would not be a good idea.

Susan moved to schedule a public hearing for a special permit and Bea seconded the motion. The vote was unanimous.

Discussion with Perry Ambulos and Doug Hoehn on adjusting the lot lines on the DeBloise plan:

Perry Ambulos explained that the sale of a large portion of the property fell through and it has placed them in an awkward position in the selling season. He said they are trying to restructure the lots so that they can be sold in a parcel format. The number of lots will not change and Mr. DeBloise wants to keep the property as open as possible. Perry said that Natural Heritage is done with their review of the property and will be sending the permit soon. He said they now want to re-draw the lot lines and would like the board to conduct a site visit to the areas they have not reviewed to determine if they are wooded or open lots. Ten lots will be sold with beach rights and an association. He said they feel this will be far more receptive to a wider audience. Matt asked if this would trigger a DRI and Doug said the lots were already there so it would not. Perry said that hunting and horseback riding will be prohibited. He pointed out that the Conservation Commission didn't like the idea of horseback riding so they no longer allow it.

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Ginny asked if the buyers would own an interest in the remaining 141 acres and Perry said they would.

Perry was asked to get a plan to Jane marking the property they will review.

Some board members agreed to a date and time for the site visit.

Discussion regarding a curb cut onto Old County Road that was never reviewed or approved:

Kristine Scheffer and Kirk Safford appeared before the board for a discussion regarding a driveway that runs along the south side of their property on a 20 foot wide easement that is not to be used for vehicular traffic. Kristine said the 20' way is part of the Baumrin subdivision. Ginny informed Kirk that the letter they had sent to the board in response to Attorney Rappaports findings was sent to Ron along with the paperwork they had attached. Ginny said that Ron contacted Jane to say there was some information within the documentation that Ron had not been aware of. Jane said that Ron would get back to her with that information. Kristine pointed out that the vacant lot has an address of Oak Lane so she said she assumes that there is an easement across the Sepanara lot. When the cut was initially put in, Kristine said that Ernie told her it was temporary. Now the head lights go into their house at night. Matt asked how often the driveway is used. Kristine said it is in use a lot less when the property owner is aware the neighbors are having an issue with it. She said he plows it in the winter.

Bea said that there seem to be two issues here; enforcement and permitting. The board would offer a curb cut if the owner applied. Matt stated that Ron basically said that the owner could apply for a curb cut because Old County Road is the only access.

Ginny said that Joe will have to enforce the issue. The board will wait until Ron comes back with his findings and then pass the information onto Kristine and Kirk.

Section 4.2-2 A 1:

Jane informed the board that she spoke with Reid Silva and he was not aware of the term "Surveyor's Acre." Bea said that the bylaw seems to be referring to 100,000 square feet of dry, buildable land.

Fast Food:

Jane suggested that the term "fast food" be replaced with "franchise." Bea said that the board should be paying attention to what is happening inside of a restaurant and shouldn't use language that speaks to the ownership. Perhaps special food truck language should be drafted. Henry pointed out that you can park a food truck anywhere. However, you need adequate access and parking. Matt said he would gather some input from local businesses. He said that owning and running a food truck business is a serious undertaking and it would be a good asset to the town.

Matt said he would draft an outline and would get the BOH involved.

MINUTES:

Bea moved and Susan seconded the motion to approve the minutes of the July 2, 2018 meeting. The vote was unanimous.

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Meeting Adjourned at 6:30 pm

Respectfully submitted,

Jane Rossi, Administrator

Unanimously approved on July 30, 2018