

## **WEST TISBURY PLANNING BOARD MINUTES July 2, 2018 5:30 PM**

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

**ABSENT:** Henry Geller

**ALSO PRESENT:** Joe Tierney, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

### **DISCUSSION:**

#### **Discussion with the Building and Zoning Inspector:**

##### **Food Trucks:**

Joe informed the board that he has been receiving a lot of applications for food trucks/trailors, however, the zoning bylaw states that fast food is prohibited in the town of West Tisbury. He said that a food truck seems to fall under the “fast food” category. Ginny said that the board has discussed this in the past. She said that someone had inquired about parking a food truck at Cottles on Lambert’s Cove Road. Joe pointed out that that is a residential area.

Joe went on to state that the Hillside Farm business in North Tisbury has inquired about placing a portable ice cream stand in front of the building. The stand will be in the form of a freezer with packaged ice cream inside. He said he sent the applicant to the ZBA for a modification to their special permit. Leah said that there are a few things to be considered such as trash, parking, traffic and the visual effect. Matt stated that this is a Board of Health issue. He said that he views the term “fast food” as something along the lines of a McDonald’s restaurant. The bylaw was created in 1985 and times have changed since then. . Joe said that he “hangs his hat” on the bylaw if someone appeals his decision. Matt said the board needs to firm up the bylaw. Bea reiterated that statement. Leah pointed out that food trucks are allowed for special events. Joe said he approves permits for a tent for weddings and the other needed permits are issued from there. Leah asked how all of the vendors are allowed at the Agricultural Fair. Joe said the Ag Hall is grandfathered and they are outside of zoning.

Jane was asked to check with other towns to see what their bylaws reflect regarding food trucks/stands.

##### **Merged Lots:**

Joe stated that the Assessors are going to assess at the highest and best use of the property. Bea and Ginny pointed out to Joe that Donald Schmidt is a helpful resource and has drafted an informative document that he should read regarding merged lots.

Regarding an application for a building permit that was denied by Joe because the pre-existing, non-conforming lot had merged, Joe said the owners will have to apply to the Planning Board for a Form A application to eliminate the lot line.

## **WEST TISBURY PLANNING BOARD MINUTES July 2, 2018 5:30 PM, pg 2**

### **Questions from Dan Doyle of the MVC: RE: zoning bylaws:**

Dan Doyle had called Jane asking why Section 4.2-2 A 1 stated that “a minimum lot area must include in one contiguous parcel a minimum of one hundred thousand square feet of land which is not under any body of water...”. Ginny said that the measurement represents a “surveyors acre.” Jane was asked to check with Reid Silva on the matter. Dan also asked if a 100,000.00 square foot lot was allowed to have 10 bedrooms. The board said it can, as long as the entire lot is dry.

### **Letter to Barron/Murphy RE: Fire truck turn around:**

Jane informed the board that Sarah Murphy had responded to the letter the board sent regarding a turn-around that had yet to be installed on the property located on Sweet William Way. Joe said he would discuss the issue with the Fire Chief and the Conservation Commission and get it resolved.

### **Huseby Meadow Farm public forum:**

Bea mentioned that a friend of hers attended the briefing and said it was conducted by the property owner William Cumming. She said that he is now considering placing the Plum Hill pre-school on the property. The board said the development is becoming a huge traffic issue.

## **CORRESPONDENCE:**

### **●Letter to Paul Foley from the Look/Strom:**

Ginny read the letter to the board. Leah stated that the board should suggest the residents of Road to Great Neck should form a road association. Ginny said that the Fischers have had the right to use the road for many years. She also said that the board has suggested to the Fischers that they add some turn outs to the road.

## **MINUTES:**

- Bea moved and Leah seconded the motion to approve the minutes of the June 18, 2018 meeting. The vote was unanimous.

- Jane was asked to have Ron Rappaport clarify the minutes of the June 11, 2018 meeting.

Meeting Adjourned at 6:30 pm

Respectfully submitted,

Jane Rossi, Administrator

**Unanimously approved on July 16, 2018**