

WEST TISBURY PLANNING BOARD MINUTES January 8, 2018 5:30 PM

PRESENT: Ginny Jones, Bea Phear, Susan Silva, Matt Merry.

ABSENT: Leah Smith, Henry Geller.

ALSO PRESENT: Jane Rossi

Ginny opened the meeting at 5:30 pm.

Generator zoning bylaw:

Jane informed the board that she and Joe Tierney had not had a chance to draft a proposed generator bylaw. However, Jane said she had drafted some notes and had questions for the board. She pointed out that the only town on the island that mentions generators is Aquinnah, and they require site plan review by the Planning Board. Bea suggested that the board propose rules on sound. Matt said that the electric inspector should check on the generators decibel level. He also stated that the generators should cycle once a week between the hours of 9:00 am and 3:00 pm.

Jane asked the board if they should draft a definition. The board asked her to take a look at the Town of Belmont's zoning bylaws and see if they have a generator bylaw. Bea pointed out that they have been a good source in the past.

Jane asked if the generators should be screened from neighbors and the board agreed that they should be. Bea pointed out that applicants should not have to apply for a special permit to have a generator on their property; placing them within the required setbacks was sufficient.

Jane told the board that she would work with Joe and draft a bylaw for the board to review.

DISCUSSION:

●Application before the ZBA RE: Request for a detached bedroom in a structure that is located too close to Lambert's Cove Road:

Jane informed the board that it had come to her attention that George Sourati, acting on behalf of a client, was applying for a special permit to build a detached bedroom. The detached bedroom would be located inside an accessory structure on the property located at 16 Stone Bridge Road, Map 3, Lot 46. Jane explained that the accessory structure is located directly on the edge of the property. In 1982, the planning board determined that the structure was to be relocated into the property if it were to become a habitable space. Jane informed the board that she had given the ZBA a copy of the 1982 building permit and a copy of a letter to the Building Inspector honoring that requirement.

●Fischer: Missing certified mail to the MVC:

Jane informed the board that the referral she sent to the MVC via certified mail had never gotten to Paul Foley and that she had never received a return receipt. Jane said she was responsible for getting the document to the MVC and it was her fault that it didn't get there. She said she and Paul Foley spoke on the phone and Paul asked her to scan and email the referral form and the letter from the board. She told the board that she did send it, and Paul was going to schedule the hearing.

CORRESPONDENCE:

- **5 Public Hearing Notices from the Town of Tisbury.**
- **Letter to the Zoning Board of Appeals from Jo Ann Taylor RE: Neighbor's fence.**
- **Merged Lots:**

MINUTES:

- December 4, 2017

Susan moved and Bea seconded the motion to approve the December 4th minutes. The vote was unanimous.

- December 18, 2017

Bea moved and Susan seconded the motion to approve the December 18th minutes. The vote was unanimous.

FURTHER DISCUSSION:

Multi-Family Housing

Be informed the board that last year, she and Henry were working on the Multi-Family zoning bylaw to make it more attractive for affordable housing. They met with Bill Venio and Christine Flynn and Christine told her that she would come up with some language, yet Bea has heard nothing from her. Jane said she would contact Christine and get the information.

Big House Zoning Bylaw

Bea stated that the board needs to work on putting together a bylaw. Matt said that when he attended the forum that Ebba and Harriet conducted, it was his understanding that they need to bring a proposal to the planning board. Bea said it is the board's job to put it together. Matt said that the Chilmark bylaw required an enormous amount of work.

Other Discussion

Susan reported that Derryl Bazzay had appeared before the Land Bank with a Huseby Meadow Farm plan. She also stated that the Landbank has opted to put in some money for conservation. It was reported that people living on Old Courthouse road have hired an attorney. Bea pointed out that the board has yet to see a Huseby Meadow Farm plan. Susan stated that an access through Old Courthouse Road wasn't suitable. Bea felt it was fine.

Meeting Adjourned at 6:05 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on 1/22/18

