

WEST TISBURY PLANNING BOARD MINUTES August 3, 2020

PRESENT: Ginny Jones, Bea Phear, Leah Smith, Henry Geller, Matt Merry, Amy Upton.

ALSO PRESENT: Derrill Bazy, Philippe Jordi, Oliver Osnoss, Kevin McGrath, Sage Napolitan, Kathleen Devane, Chris Anderson, Jane Rossi.

DISCUSSION:

•Informal discussion with Island Housing Trust RE: Proposed development on Lambert's Cove Road, Map 21, 3.2, Child property:

Bea began by asking Derrill if any of the plan has changed from what was reported in the Martha's Vineyard Times. Derrill said nothing had changed at this point.

Derrill Bazy displayed a preliminary plan and explained that the property is located at 515 Lambert's Cove Road approximately 1000 feet from Upper State Road. He said the property consisted of 17.5 acres of land with a house and two old farm buildings with some of the property being wooded and some an open field. The Land Bank owns a small parking lot in the corner and there is a steep hill in the rear of the property. He explained that the property is under agreement and the closing is scheduled to take place on November 8th. They wanted to give the Planning Board a sense of what they plan to do with the property.

Derrill explained that there is an APR on 14.5 acres of the property so the remaining 3 acres is the building envelope. The larger portion is protected as conservation/agricultural land. The land will be subdivided and 7.5 acres will be leased by IHT under a 99 year lease. A 10 acre portion will be held under fee-simple ownership by the Land Bank with a 4.5 acre portion designated for agricultural purposes. The two existing sheds will be demolished and replaced by a farm stand to be located near the road. The existing driveway will remain in the same location.

Derrill said the bubble area on the plan represents a visual and sound screen for the benefit of the neighbors. The existing house will be renovated if the structure is sound, or replicated if it needs to be replaced. The house will be the autism center for the Island Autism day program and they propose to build a barn as well. The flat area of land will become the activity area between the two buildings and parking will shift to the far side of the house. The back portion that is wooded and the proposal is to install 4 to 8 affordable apartments. There are several beach trees on the property that will not be disturbed. The units will be 100% affordable and a couple of the units may model the green house model. The housing may be for residence and staff but that has not yet been determined. Leah asked if the intent is for the residence to be on the autism spectrum. Kate Devane said they are hopeful the project will be a community hub for autism. The idea is for different levels of housing. There will be a day program for ages K-12th grade, the farm experience will be an activity and they will sell some of what they grow. There will be field trips for the students. Bea asked if they anticipate people other than residence using the facility and Kate said they do.

Derrill said the 4 to 8 units will provide 12 to 18 bedrooms. Henry said he would imagine there will be a public water source installed for the housing units since there is plenty of room. Derrill said that is an option. He also pointed out that they are not sure if the units will be rentals or ownership units.

WEST TISBURY PLANNING BOARD MINUTES August 3, 2020, pg 2

Derrill continued by saying that Island Autism will own the house and may have one or two bedrooms on the second floor. Currently the house has a ramp and the first floor bathroom is wheelchair accessible but not on the second floor. They could also house the farm staff. Kate said they hope to partner with other local farms like the Farm Institute. They hope plan to have a large vegetable and flower garden, and some chickens and easy to handle animals. They hope to have goats to “Goatscape” the property. The front field is currently used for horses. Ginny pointed out that according to state guidelines, a certain percentage of sales needs to be grown on the property. Kate said the farm will be similar to Whipperwill Farm with a modest stand for selling fruits, vegetables and flowers and perhaps some jams or the like. Bea stated that the plan sounds wonderful. She wanted to point out that she had concerns regarding the financial piece. She said she hoped the sale of farmed items would not be included as income and they should make sure there will be plenty of cash flow regardless.

Derrill said this plan is an all-island benefit. Kate said this is not a brand new concept; They are looking at groups in New Hampshire and California with similar needs and similar goals to create a positive environment for those with autism.

Matt asked if the abutters were aware of the plan, or if there were any plans to meet with them. Kate said she has met with some. Matt said that showing the neighbors the intent is exactly what should be done. He said he lives across the street from the property and he and the others heard about this through the newspaper article. Derrill said they are happy to meet on the property with the neighbors and explain the plans and concept. The board specified the importance of limiting light and noise. Kate said this is specifically a day program. Ginny stated that this is a huge community benefit and is something the board likes to see.

Derrill said the Land Bank will be responsible for the subdivision. He said there is nothing within their plan that triggers review from the Martha’s Vineyard Commission at this time. They are currently conducting an environmental analysis of the property and the house will be saved if it is in good shape. If not, they will use the same footprint.

Ginny stated that the board wants to review the same plan that every board reviews, so every structure planned for now and in the future should appear on the plan. Derrill said they may want to construct a barn in the future. He said they don’t want to close on the property if the board is apprehensive about anything. They will return with a comprehensive plan in September. Bea asked how many dwelling units they are proposing for the property and Leah asked how many bedrooms they will contain. Derrill said they will get back to the board with that count. Bea asked if the house was handicap accessible and Derrill said there is a ramp on the house but the interior doors are not wide enough. The second floor is not compliant but they will work on that. Kate said they are working with architects from Vermont who will be working pro bono.

●Site visit request:

Jane explained that Chris Alley had requested to arrange a site visit to 55 Naushon Road to determine the tree height. Matt said the potential buyer is simply requesting a determination prior to purchasing the lot. Ginny asked how the board can make a determination without a proposed location of the structure(s). Matt said he felt the request was legitimate. The board set the date for the following Thursday.

WEST TISBURY PLANNING BOARD MINUTES August 3, 2020, pg 3

●Referral from the ZBA to review a request to install a sink in a pool House kitchen on the property located on Assessor's Map 17, Lot 96:

Bea moved and Leah seconded the motion to approve the request. Phear-yes, Smith-yes, Jones- yes, Merry-yes, Geller-yes

●Request from the Byways Committee to take a temporary leave of absence.

Leah moved and Bea seconded the motion. Smith-yes, Phear-yes, Jones-yes, Merry-yes, Geller-yes.

Jane was asked to draft a letter and request that they touch base with the board in six months.

FURTHER DISCUSSION:

●Request to expand an approved Studio on Assessor's Map 37, Lot 13, 231 Vineyard Meadow Farms Road.

Jane explained that Michael Daniels, property owner, had inquired about expanding his previously approved studio in order to support 130 mile per hour winds. Leah said most houses on the island would not hold up against such a wind gust. Matt said the request is probably for stability purposes. Ginny asked what triggered the request and suggested that the applicant perform an independent study to determine the necessity of the increase which will be used as storage space. It was pointed out that the structure will be tall due to the request for a cupola on the roof. Jane said the application will be on the agenda for the next meeting.

MINUTES:

Leah moved and Matt seconded the motion to approve the July27, 2020 minutes.

Smith-yes, Merry-yes, Jones-yes, Phear-yes, Geller-yes.

Adjourned at 6:50 pm

Respectfully Submitted,

Jane Rossi, Administrator

Approved on August 17, 2020

Jones-yes, Phear, yes, Smith, yes, Merry, yes.