Proposed Zoning Bylaw Amendments to the West Tisbury “Coastal District” - DP

SECTION 6.2. ROAD DISTRICT

Section 6.2 -1 Purpose:

 Add: …“for uses such as walking and horseback riding and to be used for pedestrian and vehicular exit in the event of severe climate change activity such as dramatic sea level rise, fire events, and storms and hurricanes.”

Section 6.2 -4 Special Ways:

 Add: Section B: Uses Permitted - … “provided that the development does not result in direct vehicular acccess to the Special Way, except in the event of need for that as noted in Sec.6.2 -1.

Explanation: The use of the Special Ways will provide additional opportunities for quick evacuation when it is needed.

SECTION 6.7. FLOOD PLANE ZONE

Section 6.7- 1 Purpose:

 Add: …“Zoning Regulations for construction of structures, for use of the land, and for control of changes needed as a result of climate change activity in this overlay district.”

Section 6.7- 4 Flood Plain Permits

 Change: Section D. …“Alterations of the landform (as defined) will not be allowed, unless deemed needed as a Special Permit.”

Section 6.7-7 Special Permit

 Add: Section A 3 (new): The Zoning Board of Appeals may grant a special permit in the case of… ” a need for alteration of landform in order to provide appropriate drainage, run-off, or other actions to minimize potential flood damage for all landholders.”

Explanation: The proposed changes will help the land within this district to prepare for and respond to various climate change impacts.

SECTION 6.8-7 WILD AND SCENIC NORTH SHORE DISTRICT

 Section 6.8-1 Purpose

 Add: To protect the wild and scenic natural beauty …, to allow economic development of fisheries and related industries, and to protect against and respond to changes in the North Shore District generated by climate change development.

Section 6.8-4 Uses by Special Permit

 Add: The Zoning Board of Appeals may issue a Special Permit for placement of any fill or

 structure … “The Board of Appeals may also issue a Special Permit for maintenance or

 changes for structures needing repair or prevention as a result of climate change actions and/or concerns.

 Delete: Section A: “Failure of the Conservation Commission to submit its written recommendation to the Zoning Board of Appeals within 21 days of the initial filing of the Special Permit application shall be deemed a favorable recommendation.”

Explanation: The addition of a new “Special Permit” will provided a direct means to ensure that the West Tisbury North Shore District remains a “wild and scenic” location as climate change and other environmental challenges emerge. The importance of the Conservation Commission in this action makes it critical that there be an active and visible review process.