

WEST TISBURY PLANNING BOARD MINUTES January 22, 2024 pg 1

PRESENT Leah Smith, Ginny Jones, Matt Merry, Heikki Soikkeli, John Rau, Amy Upton.

ALSO PRESENT: (Names as they appeared on the Zoom screen)

Cathy Weiss, Jason Kroll, Michelle Borre, Thomas Humphrey, Bob Massick, Sara Rosenthal and Julie Prazich, Arielle Faria, Jennie Gadowski, Alanna Jadouski, John Stanwood, Sheila Morse, Eunki Seonwoo, Keith McGuire, Matthey Stackpole, Beth Goodell (Iphone), Jeffrey DuBard, Beth Goodell, John Lipsky, Laura Silber, Terri Bennett, Philippe Jordi, Jane Rossi.

Leah opened the meeting at 5:30 pm

● Public Hearing on an application from Island Housing Trust to construct a Senior (60 +) 5 unit development containing 1 and 2 bedroom apartments and a gathering room under Section 4.4-3B on Assessor's Map 11, Lot 18, 401 State Road, RU District:

Leah opened the public hearing and read the hearing notice. She said the board has reviewed the submitted documents.

Keith McGuire explained that the project has been guided and supported by the Select Board and the Affordable Housing Committee and IHT have been working on the proposal. He thanked both past and present AHC members and the Select Board.

Alanna Jaworski, architect with Union Studio, explained the details of the project by stating that the site on the corner of State and Lambert's Cove Road is good due to its close proximity to the West Tisbury business district. The property is located on both sides of Lambert's Cove Road but the development will appear on the eastern side of the road. The single level buildings will contain natural materials such as cedar shingles and painted trim with each unit being designed for visitability, with ground floor living spaces.

The proposed access to the property is on Lambert's Cove Road, the driveway will be paved, but they are looking into permeable materials for the parking area. There will be a loop for emergency vehicles. The site is taking on storm water so catch basins will be maintained.

Five buildings are proposed; the first will include a one- and a two-bedroom unit. Buildings two, three and four will each have two one-bedroom units and building five will contain a one-bedroom unit and a community room. The pathway surface around the circle (courtyard) will be stone dust and is somewhat wider for emergency vehicle use only. There is a pathway to a bus stop on State Road.

Ginny asked which two units will be fully accessible. Alanna said building one will be fully accessible. However, details such as wall ovens still need to be considered for the other units, which meet only visitability requirements.

WEST TISBURY PLANNING BOARD MINUTES January 22, 2024 pg 2

Jason Kroll, engineer, reviewed the elements of the site design: catch basins along Lambert's Cove and State Road collect storm water, soil tests confirm there is good soil for septic; there are 13 parking spaces, 2 EV charging stations, emergency vehicle turn around, concrete stone dust sidewalks, and a small retaining wall behind buildings two, three, and four. Leah asked about the area between units one and two which appears to be the area accumulating water. Jason said they consolidated the water collecting areas and will do some grading to bring up the low points. Trash and recycling will be provided. The catch basins will require earth-work and planting. There will be a mowed area around the structures. Across from LC Road there will be a nitro septic system. A private well will serve the property and there will be a 10k tank for firefighting purposes. This was at the request of the Fire Chief.

Matt Merry asked about trying to reduce the impact of the recharge zones. The 50-foot setback line shows regrading which will involve vegetation loss. He is seeing a 15 foot setback but the well location hasn't been addressed. It should be pulled back away from the road and should be screened.

Also, the fire truck turn-around is only about ten feet from LC Road. How will the visual impact be minimized from the roads? Also, there doesn't appear to be a landscape plan. Will the plan mitigate the view from the road? Jason said shrubs could be planted and the turnaround was pushed back 12 feet from the property line to allow screening plantings. Keith McGuire said there are conflicting views about screening, and they are still negotiating.

Matt said the board needs to see a landscape plan. Keith said the issues are technical. They are hoping to create a better screening plan. He said the AHC felt the bus stop should be on State Road. They also need an audit to confirm they have good ground water.

Keith said a traffic study determined that LC Road was the safest location for the entrance, and State Road was the best location for the bus stop.

Leah asked if a potable water test could be conducted now. Keith said they would have to cut down trees to conduct the study. However, they have spoken with Craig Saunders who said there doesn't appear to be a problem so they will do it later. Matt said they could reduce the impact of the turn-around by moving the line of trash enclosures, rotating the 10k water tank around the parking spaces and reconfiguring the center patio. He asked why the fire vehicles can't back onto LC Road with proper direction from emergency personnel.

Ginny asked 4 questions/made suggestions:

- Why not back the fire trucks into the property to connect to the water source.
- Test for PFAS.
- The Arboretum may have landscaping suggestions.
- She urged the committee to consider the State Road entrance.

Keith pointed out that a 75 foot apron is required on State Road while a 40 foot apron is required on LC Road.

Sara Rosenthal said she and Julie Prazich are the direct abutters to the property and they have some concerns. Their entrance onto Lambert's Cove Road is an ongoing problem for them because pulling onto LC Road isn't easy when exiting their driveway. The second issue was the location of the project. She asked why the

WEST TISBURY PLANNING BOARD MINUTES January 22, 2024 pg 3

structures were directly against the 50 foot setbacks. She pointed out that it left little room with no consideration for the neighbors. She said they want assurance that they won't see the structures. Also, she said she was surprised that the property hadn't been tested for water yet.

Leah asked what would happen if they found the water was not adequate. Also, has a traffic study been conducted on State Road to see if the access should be located there.

Keith said that 66 trips a day would be added to LC Road and that is not a significant number of vehicles. He said they did not conduct a study on State Road.

Regarding water testing, Keith said it has never been an issue. Sheila Morse explained that they live across LC Road from the proposal and they have had significant water issues. They had to relocate their well because it dried up. She suggested IHT get the water test out of the way first, and mentioned that as a real estate broker, a property can't sell until water potability testing is conducted to assure proper water accessibility. Sheila also stated that the meeting was the third she had attended and she has not seen a landscape plan to date. Matt reiterated the need for a landscaping plan prior to approval.

John Rau mention that Island Autism Group was currently under construction slightly up the road which will contribute to added traffic. Cathy Weiss expressed her concerns about traffic, construction noise and PFAS. She felt State Road would be a better location for the access.

Keith explained that the units will be rented under a lottery process with applicants showing their income status and proof of employment. 4 units will be slated for West Tisbury residents and the rest will go to other qualified applicants. Leah pointed out that some qualified applicants will be retired and will not have proof of employment to which Keith confirmed they will need to show proof of income.

Leah summed up the conversation regarding the items that needed to be addressed:
The board will need the following:

- Landscaping Plan
- Water capability
- PFAS testing
- More comparison of State and LC Road access.

Heikki asked if roof runoff could feed the fire source. Keith said it wasn't a bad idea but it could harm the tank itself so that it may not function properly.

Leah mentioned storage space. Alanna explained that there is exterior storage space on the porch for each unit which also acts as a privacy shield between units. There is a pantry in each kitchen, a closet at the entrance and a bedroom closet. They have also included several cabinets. Matt asked about solar panels and Alanna said they hope to have roof-mounted solar.

WEST TISBURY PLANNING BOARD MINUTES January 22, 2024 pg 1

Jennie Gadowski stated that she lives in the Old Courthouse Road development which is similar to this proposal. She loves living there but has some issues. She asked what flooring material the project will use. She was told they were in the process of looking at materials and will not build the structures on a slab. Jennie said they should be installing wide showers. She suggested they install ramps at a 1 to 20 slope on both the front and back porches. She pointed out that there is a fire wall at her place which she feels is nice but not necessary. The architects responded that the fire wall in the combined living unit/community space building is required by law.

Ginny made a motion to continue the hearing to February 12, 2024 at 5:30 and Amy seconded the motion.

Ginny-yes, Amy-yes, Matt-yes, Heikki-yes, Leah-yes

●Public Hearing on an application from Melissa Patterson to install a sign for the Lambert's Cove Inn under Section 8.4-6, Sign Regulations, on Map 7, Lot 99, 90 Manaquayak Road, RU District:

John Rau asked who owns the property the sign is placed on. The applicant was not present to answer the question so the board continued the hearing to February 5, 2024 at 6:00.

Ginny moved and Heikki seconded the motion.

Ginny-yes, Heikki-yes, Matt-no, Amy-no, Leah-yes

Matt stated that the sign had been located in the same location for several years and should not require permission after so much time had passed.

DISCUSSION:

Marry Farm LLC:

The board determined they would consult with town counsel to nullify the recorded Merry Farm LLC plan.

Cottrell:

Matt explained that he had spoken with Joe Tierney about the Cottrell property and Joe explained that there was nothing illegal going on and he was within his rights. However, Joe said he is keeping an eye on the property.

Meeting adjourned at 7:40 pm

Respectfully Submitted,

Approved on February 5, 2024 Jones-yes, Smith-yes, Merry-yes, Upton-yes, Soikkeli-yes.