

## **WEST TISBURY PLANNING BOARD MINUTES January 23, 2023, pg 1**

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

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

Iphone, Rebeca Cournoyer. Zoom User, Marylin O'Connell, Rebekah Thompson, Bea Phear, Kristen Reimann, Jonathan, Ilaria Rebay, Doug Hoehn, Josh Thomson, Jeff Vogel, Scott Stevenson, Chris Reimann, Samantha Look, Jeffrey Dubard, Lynn, Rick Fehon, Chris Cottrell and Jane Rossi.

Leah opened the meeting at 5:30:

### **●Public hearing on an application for a special permit to construct a barn under Section 4.4-8, Residential Building Size Bylaw, on Map 15, Lot 1, 274 Indian Hill Road, RU District:**

Leah declared a quorum present, opened the public hearing and read the hearing notice. She explained that the application was the first the board had reviewed since the new zoning bylaw was approved by the town. She said the board will conduct a site visit to the property prior to the next available meeting for the presentation and discussion.

The board determined the site visit would take place the following Wednesday at noon. Amy said she would notify the Preserve WT Committee members.

*Ginny moved and Amy seconded the motion to continue the hearing to February 13, 2023 at 5:30 pm. Amy-yes, Ginny-yes, Leah-yes, Matt-yes, Heikki-yes.*

### **●Approval of vacation time:**

*Ginny made a motion to approve Jane's vacation request and Leah seconded the motion. Ginny-yes, Leah-yes, Matt-yes, Amy-yes, Heikki-yes.*

## **CORRESPONDENCE:**

●Bea Phear explained to the board that she had two questions regarding the list of CPC funding requests for the 2023 Town Meeting: 1. The playground in Aquinnah does not appear to be a regional project, and 2. The Preservation Trust is requesting \$235 k to re-shingle the roof of the Grange Hall. However, they are suing the town over a requirement that they apply for a special permit to increase the number of events held there. Bea said she wanted the Planning Board's opinion on the matter. Leah asked if the request could be denied without pointing out why. Bea said it was possible. She added that the roof is definitely in need of replacement. Heikki asked if the proposal was to install cedar shingles because asphalt would be much less expensive.

Jeffrey Dubard stated he is a member of the Preservation Trust and he felt the board may want to consult town counsel on the matter. Matt pointed out that if the money is not

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appropriated, it remains in the CPC bank so they could apply next year. Leah pointed out that the board feels the Grange Hall is important. Bea said she just wanted a sense of how the board felt. The Board felt that the Aquinnah playground was almost entirely for the town's residents, not for the regional area.

### ●Public Hearing on an application from Kristen Reimann to alter a curb cut to 40 feet for the delivery of a modular home on Assessor's Map 7, Lot 57, 380 Lambert's Cove Road under Section 8.3-3 B 3 and 9.2 of the zoning bylaws.

Leah recused herself from voting on this application because she is related to the owners. Kristen Reimann displayed the site plan and explained the location of the property, stating that the original house has been removed and the foundation is in place for the modular home delivery proposed for the lot. She pointed out that Lambert's Cove Road is narrow and they will need the driveway opened up so the truck delivering the modular parts has enough room to make the turn onto the property. She said this would be better than adding a second curb cut because the leaching field would be disturbed. She explained that they will need to remove some small trees and will need to cut some limbs off of the large tree to the north of the driveway which is currently necessary for the tree anyway. They will replace any removed vegetation with some transplanted holly trees. They may need to supplement with other plantings as well. She said the cut will be returned to its original width after the house is delivered.

*Ginny made a motion to approve the application and Amy seconded the motion. Ginny-yes, Amy-yes, Heikki-yes, John-yes.*

*Ginny moved to close the public hearing and Amy seconded the motion. Ginny-yes, Amy-yes, Heikki-yes, John-yes.*

### ●MINUTES:

**December 19, 2023:** *Ginny moved and Amy seconded the motion to approve. Ginny-yes, Amy-yes, Matt-yes, Leah-yes, Heikki-yes.*

**January 9, 2023:** *Ginny moved and Amy seconded the motion to approve. Ginny-yes, Amy-yes, Matt-yes, Leah-yes, Heikki-yes.*

### ●Public Hearing on an application from Melissa Nellis Patterson for a special permit to install a sign over 6 feet, under Section 8.4 Sign Regulations, on Map 16, Lot 81.1, 479 State Road, Mixed Business District:

*Leah made a motion to approve the sign and Ginny seconded the motion. Leah-yes, Ginny-yes, Matt-yes, Amy-yes, Heikki-yes.*

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**●Continued Site Plan Review application from Schofield, Barbini & Hoehn on an application from Miss Ollies Beach, LLC for a house over 3000 square feet on Map 43, Lot 13, 139 Little Homer's Pond Road:**

*The board received the calculations from the Building Inspector and were satisfied with the determination. Jane will draft a letter to the Building Inspector.*

**●Continued Form A application from Schofield, Barbini & Hoehn to divide one lot into two three acre lots on Map 37, Lot 57.2, 566 Scrubby Neck Road:**

*The board received confirmation that the MVC review of the application was unanimous and without restrictions. Jane will draft a letter to the Building Inspector*

**DISCUSSION:**

**Stillpoint:**

Amy informed the board that she attended the last MVC meeting on the Stillpoint project. She commented that she found it odd that they would re-open the written record and send the applicants the draft decision. The applicants sent the draft back the MVC with comments. She suggested the Planning Board submit another letter. The board commented on the significant changes the applicants have imposed since the board first reviewed the plan; it was to be a quiet place for meditation and peaceful gatherings. Ginny stated the original purpose of the lot was to have a yoga studio and storage space for landscaping equipment for the original Stillpoint house.

The board determined they have already commented and will have the opportunity to do so again when the referral from the ZBA has been received. It was suggested that the board write individual letters with their comments if they so choose.

**●The board approved the Administrator's vacation time.**

Meeting adjourned at 6:50 pm

Respectfully Submitted,

Jane Rossi, Board Administrator.

**Approved on February 13, 2023. Leah-yes, Matt-yes, Amy-yes, Heikki-yes, Ginny-recused.**