

## **WEST TISBURY PLANNING BOARD MINUTES January 8, 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)

Margaret Carman, Thomas Humphrey, Steven Sredzienski, Julie Bruno, Andrew Woodruff, Laura Silber, Jane Rossi.

Leah opened the meeting at 5:30 pm

● **Public Hearing on an application from Margaret Carman for an application to install a second curb cut on Map16, Lot 230, 225 Old County Road, RU District:**

**Leah opened the public hearing and read the hearing notice.**

Matt recused himself from the hearing.

Meg Carman explained that her direct neighbor does not have an issue with the curb cut or the proposal to plant blueberry bushes and conduct a blueberry picking business. She said the location of the second access to the property makes sense because of the odd shape of the lot. The proposal to add the second curb cut makes the most sense due to the location of the blueberry field. Natural Heritage (MESA) has approved the location. The 17.6 acre lot provides ample room for the proposal and the location of the curb cut will allow for patrons to enter and exit the property easily and directly to the blueberry farm. The soil has been analyzed and is suitable for planting the berry bushes.

Steven explained the plan to plant 500 blueberry bushes which will be delivered in the spring. It will be a “you pick” farm with a gate and Meg will monitor the day to day operation. Meg said the plan is to receive payment under the honor system. Steve said there won’t be a lot of “in and out” traffic, and the picking season should begin in 2025 or 2026 and will last through mid-July and August depending on the success of the crop. There will be arrogation and a solar pump for the well.

Leah asked about the proposal to provide 33 parking spaces. She said over 10 spaces will require a referral to the Martha’s Vineyard Commission. Steven said that number will be reduced considerably before appearing before the ZBA.

Heikki said the cars should not be parking on the road and the project should produce as little impact as possible.

Andrew Woodruff said he was fine with the proposal but was concerned about the significant removal of trees.

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

*Ginny made a motion to close the public hearing and Amy seconded the motion. Ginny-yes, Amy-yes, Heikki-yes, Leah-yes.*

### **●Referral from the ZBA:**

Application for Christian Newcomer to construct an accessory apartment on Map 17. Lot 133, 225 Great Plains Road:

*Amy moved and Heikki seconded the motion to refer the application back to the ZBA for their consideration.*

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

### **DISCUSSION:**

#### **●Zoning Bylaw Amendments:**

Jane explained that the proposed amendments are from the Building Inspector to clear up some existing language:

- A craft workshop/studio is allowed a “½ bathroom” instead of a “bathroom”.
- Scenic Roads need to be listed in the Zoning Bylaws and not just the Town Bylaws.
- Remove “studio” from the definition of a “Bedroom”.

#### **●Short Term Rental:**

Leah said it was her understanding that the proposed bylaw will be a Town bylaw, and Bea Phear will appear before the Select Board on the following Wednesday to discuss the proposal.

#### **●Letter from the Planning Board to the state at the request of the Housing Bank Committee:**

Laura Silber said there will be a hearing before the House Committee on January 18<sup>th</sup> to discuss the Transfer Fee and a proposal for seasonal Commuter Designation for workforce housing. She asked that the board submit a letter to the House Committee before the 18<sup>th</sup>.

*Amy made a motion to send the letter and Ginny seconded the motion.*

*Amy-yes, Ginny-yes, Matt-yes, Heikki-yes.*

### **MINUTES:**

#### **●December 11, 2023 minutes**

*Ginny Moved and Matt seconded the motion to approve the minutes as amended.*

*Ginny-yes, Leah-yes, Heikki-yes, Matt-yes. Amy abstained.*

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### **•December 18, 2023 minutes**

*Ginny Moved and Matt seconded the motion to approve the minutes as amended.*

*Ginny-yes, John-yes, Heikki-yes, Matt-yes. Amy and Leah abstained.*

### **OTHER BUSINESS:**

#### **Letter from Ben Reeves:**

Matt said he was concerned that Jeffrey DuBard had gone past the 6 month time period, and the Planning Board needs to be prepared for the Select Board meeting on the 17<sup>th</sup> regarding his request for the town to hold the conservation restriction.

If the Select Board were to deny the request, lots 2 and 4 will be removed from the plan.

#### **Cottrell/ Cottle's Lumber Yard:**

Matt suggested the Planning Board draft a letter to Joe Tierney asking for clarification on what appears to be a business Chris Cottrell is running. Also, there is a lot of tree removal and excavation work occurring at the Cottle yard on Old County Road.

*Amy moved and Matt seconded the motion to draft a letter to Joe Tierney requesting clarification on the activity on the Cottrell property.*

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

Heikki mentions a discussion he held with Joe Tierney regarding Joe's heavy work schedule and the possibility of dividing his position into an Inspector and a Zoning and Enforcement agent. The board suggested a letter to the Select Board may be in order.

Respectfully Submitted,

Jane Rossi, Board Administrator

**Approved on January 22, 2024-Ginny-yes,Leah-yes, Matt-yes, Amy-yes,  
Heikki-yes**