

WEST TISBURY PLANNING BOARD MINUTES October 28, 2019

PRESENT: Ginny Jones, Bea Phear, Matt Merry, Leah Smith.

ABSENT: Henry Geller.

ALSO PRESENT: Reid Silva, Fred Fisher, Lisa Daniels, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

●Form A Application from Reid Silva on behalf of Fred and Sandra Fisher to create two Homesite lots on the property located on Assessor's Map 11, Lot 46.4, Ophelia Way:

Reid displayed a map and pointed out the location of the proposed lots. He said the lots will be located behind the field at Nip & Tuck Farm. The intent is to create two 1.10 acre homesite lots. The dotted line on the plan indicated the division of Fred's lot from his sister Sandy's lot. Reid said he had previously submitted a plan that created two 1.0 acre lots until it was brought to his attention that the road running through the lots would reduce the acreage and make them undersized. He redrafted the plan by swapping land between the siblings and making the homesite lots conforming. The 3 acre lot falls under the rear lot zoning bylaw. Bea expressed her concern about the rear lot and the possibility that the driveway could be deducted from the square footage and make the lot undersized under Section 4.2-2A3. The board determined that a driveway was not a public or private way. Bea suggested that section be clarified. Leah pointed out that the board has strongly encouraged applicants to install shared driveways. Reid said that could be considered. The board explained the regulations regarding homesite lots; the purchaser must be income qualified. Fred explained that lot 2 was not a buildable lot because it doesn't have proper frontage.

Leah said the plan looked fine to her.

Bea moved and Leah seconded the motion to approve the plan. The vote was unanimous.

●Site Plan Review application from Lisa and Michael Daniels to install a Craft Workshop/Studio with an artist sink on the property located on Assessor's Map 37, Lot 13, 231 Vineyard Meadow Farm:

Lisa explained that the proposal is to build a multi-functional studio for her and her husband. She is an artist and her husband is an architect. She explained that her art work is large and it is currently in storage. She wants to be able to store her work in the studio. The structure will have a full basement and an open loft with a storage area. She explained that the copula on the roof is something she would like because she has admired one on a house in her neighborhood. The copula will also provide a lot of natural light since the loft will be open to the main floor. She also explained that she and her husband have a large family and they visit in the summer. She would like to have a place to be alone and do her art work when she needs to get away. Leah pointed out that the studio was not a habitable space. Lisa assured her that she does not plan to sleep in the structure. The bathroom will have a sink and a toilet and she is asking for an artist sink for her art work. The structure will be 30 feet high and the studio will be 486 square feet and the storage is not included in the square footage. The sink will be on the same wall as the other plumbing. Leah pointed out to Lisa that she would have to apply for a home occupation if she wanted to work out of her studio. She said she would have to apply for a special permit.

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Ginny read the email from Henry and Berta Geller which stated that they were fine with the plan, however, she suggested the Daniel's plant a screen of trees and install shades to block the light coming from the studio at night. Lisa said she understood that downward facing lights were important and that she and her husband figured the Gellers might ask for screening. She said it was not a big deal to plant some trees but she asked if they had to be matured trees. The board informed her they did not.

Leah moved to approve the plan and Bea seconded the motion. The vote was unanimous.

CORRESPONDENCE:

•Question regarding deeded access address change from a private road to the State Highway:

Jane explained that someone was proposing to install a curb cut onto the State highway when they already have deeded access to Kaitlyn Farm Road.

Bea moved and Leah seconded the motion to deny the request since it did not seem necessary. The vote was unanimous.

•Letter from the Federal Communications Commission RE: Dukes County Sheriff's Office proposed collocation to the existing Fire Tower with ground equipment.

DISCUSSION:

•Affordable Housing unit list from Ginny:

Ginny drafted a list of affordable units in the town of West Tisbury that do and do not count as affordable units with the state. We also need to draft a list of units that are guaranteed in perpetuity.

Meeting Adjourned at 6:50 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on November 4, 2019