

WEST TISBURY PLANNING BOARD MINUTES October 5, 2020

PRESENT: Ginny Jones, Bea Phear, Leah Smith, Henry Geller, Amy Upton.

ABSENT: Matt Merry

ALSO PRESENT: Angela Luckey, Jane Rossi.

DISCUSSION:

•Drainage at Seth's Pond Beach section of Lambert's Cove Road:

Leah suggested that Jane obtain the details regarding the drainage system that is in place for water overflow onto the road. She said the water level has been very high all summer. Ginny said it is up around houses located on the north side of the pond and it could become an issue. Angela Luckey, a resident on Lambert's Cove Road, said she does not ever remember the water rising high enough to go over the road.

Jane said she would find out about the drainage implements from the Conservation Commission and report back.

•All Island Planning Board proposed retreat:

The Planning Board members expressed their concerns about attending a retreat and decided they would prefer to not attend. Jane said she would pass the information along.

•Town meeting follow-up discussion:

All were pleased with the outcome and the timely manner of the meeting.

•Tree removal determination:

Bea made a motion to approve the removal of a dead tree on the corner of Indian Hill Road and Indian Hollow Road. Leah seconded the motion and the vote was unanimous.

Ginny suggested that Jeremiah evaluate the trees within the roads district and assess which require immediate removal.

•Result of a site visit to the Knight property to determine the adequacy of the road for a subdivision:

Bea stated that the road is not in good shape and she is reluctant to approve it for a subdivision. She said there are so many properties that use the road and it is a causeway to Ghost Farm. The chickens are a hindrance as well. Leah and Henry were in agreement with Bea. Jane said she will draft a letter to Doug Hoehn requesting more turn outs and widening of the gateway. They will revisit the property again in the future.

•Potential applications for a food truck, a take-out restaurant and a space for manufacturing products to be sold off site:

Jane explained that Ghost Farm has potentially requested placing a food truck behind their farm stand to be used as a commercial kitchen. Bea pointed out that Matt was looking into the food truck issue that

WEST TISBURY PLANNING BOARD MINUTES October 5, 2020, pg 2

appears to keep coming up. She stated that there was an inquiry to construct a commercial kitchen in the

Goodell gym in the RU District and someone had inquired about building a take-out café on the triangle lot in the MB District.

The board discussed the allowance of businesses relating to land ownership versus rental space. Bea stated that the bylaws are about “use”, not “ownership”. The board couldn’t make any determinations without an application present.

●Letter to Larkosh:

The board suggested that Jane draft a letter to Mr. Larkosh with a final request for a certified plot plan and cc the B&Z Inspector. Any further enforcement will be an Building and Zoning Issue.

●OTHER BUSINESS:

●Dover Amendment document from Ron Rappaport:

Bea pointed out that the court case regarding the Dover Amendment was very informative. She said we should wait to hold a discussion with Ron until we have specific questions.

MINUTES:

Bea moved and Leah seconded the motion to approve the September 14, 2020 minutes. The vote was unanimous.

Bea moved and Leah seconded the motion to approve the September 28, 2020 minutes. The vote was unanimous.

CORRESPONDENCE:

●Letter to the ZBA:

Jane will draft a letter stating that all applications for a special permit should be referred to the P. B. which she will review and pass along to the board if it is within their purview.

●MVC Decision on Recreational Marijuana sales in the facility on State Road.

●FYI letter from the B&Z Inspector RE: 10 Road to Great Neck allowable use of the house.

Ginny mentioned that the Polucci property has a structure that was used as the Plum Hill Pre-School. The structure was deemed to be non-habitable by the MVC. However, the owner has been using it as a habitable space during the summer months and renting out her main house. There is a clause in her deed stating that the structure is to remain non-habitable. Jane was asked to look up the minutes of the meeting when the discussion transpired.

WEST TISBURY PLANNING BOARD MINUTES October 5, 2020, pg 3

Adjourned at 6:30 pm

Respectfully Submitted,

Jane Rossi, Administrator

**Approved on October 19, 2020 Phear-yes, Jones-yes, Merry-yes,
Smith-yes, Geller-yes**