

WEST TISBURY PLANNING BOARD MINUTES October 7, 2019

PRESENT: Ginny Jones, Henry Geller, Bea Phear, Matt Merry.

ABSENT: Leah Smith

ALSO PRESENT: Eric Peters, Arnie Fischer, Eleanor Neubert, Emily Fischer, Doug Brush, Ivory Littlefield, Kristine Flynn, Whit Griswald, Jane Rossi.

Ginny opened the meeting at 5:35 pm.

DISCUSSION:

●Request from the Fischer family to bury failing power lines and improve part of the road at Flat Point Farm:

Eric Peters, attorney for the Fischers, explained that they are pressing forward in the process of returning soon to file for a special permit to build a house for Emily Fischer. He said that currently, the electric lines that serve the buildings on the farm are failing and need to be replaced. Eric said the Fischers are requesting to build half of the road on the approved Form B plan and replace/bury the electric lines. He said that even if they don't subdivide, the electrical work still needs to be done. Eric said they appeared before the Conservation Commission to get approval for part of the road and were granted an Order of Conditions. He said they were before the Planning Board to keep them informed of their plans.

Matt asked if the improvements and electric line accommodate the new road. Arnie said they need to install the electric lines while improving part of the road. He said they will have an improved plan. Matt informed Arnie that Tom Colligan, Electrical Inspector should review the plan prior to any improvements so that he can make sure it is properly laid out.

Matt made a motion to allow the Fischers to begin the process of improving half of the road and installing underground electric lines. Bea seconded the motion and the vote was unanimous.

Eric said that they Fischers are back to considering the 3 acre lot on Harpoon Lane for their affordable housing lot. They plan to build a market rate house and an affordable house with a plan similar to what Jon Hartzband has done. However, they don't want to act until the subdivision plan has been reviewed and approved. Bea pointed out that public and private ways may not be included in the lot area but the road isn't on the lot. Arnie asked if the board felt the lot was buildable and Ginny said that it was. Ginny pointed out that the road is sufficient for only a certain number of houses. The recent 9 unit proposal would have required major improvements to the road. Henry asked if a special permit was required for the market rate house and the affordable house. Eric said he was looking into that. The board said they were comfortable with the Fischer's idea.

Jane said she would send a copy of the attorney's determination of the Coffin 3 acre lot that has a road running through it. The road reduces the acreage of the lot to make it unbuildable.

Arnie informed the board that they recently appeared before the MVC for a building a permit to build the new barn. He asked the board if they are going to have to go back to the MVC for each building. The board said they could not speak on behalf of the MVC.

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●Referral from the ZBA for the Planning Board to review an application for a house over 3000 square feet under section 9.2-1D of the zoning bylaws:

Jane explained that this application will appear before the ZBA for setback and height relief and a swimming pool. Because the house will be over 3000 square feet the ZBA has referred it to the PB for review. Ivory Littlefield said he is not an abutter but lives near-by and heard that this was being proposed on the Abbot property. Matt said there is a house similar to this one that Tom Tate built in Makoniky and the board should take a look at it. It is a single story, flat roof design that goes down a hill much like this one. Ivory said he walks the beach and was concerned about the bank that is on the shore in front of the property.

Bea raised the issue that the board has regarding heavy excavation. Matt said the board can't really comment on it unless we have something in writing. Bea suggested that the board state in writing that the approval of the height relief is better than taking away truckloads of earth to place the house deep into the ground.

Bea moved and Matt seconded the motion to approve the house over 3000 square feet. All were in favor with one abstention from Ginny. The board determined they would draft a letter to the ZBA expressing their concerns about the mean average grade.

Whit Griswold asked if the board ever suggested that the applicant reduce the size of the house. Ginny pointed out that the board can recommend the applicant install non-reflective windows, native plantings and downward lighting but it doesn't have the ability to deny the request.

Matt stated that Tom Tate has his determined mean average grade based on the four corners of the highest part of the building but the land slopes down a hill where the rest of the house is proposed to be located. It appears that Tom's calculations of the mean average grade places the house almost three feet deeper into the grade. There should be a note on the plan that states that all corners of the structure are taken into consideration for the mean average grade.

●MVC Development of Regional Impact revised list:

Bea said she had three comments: 1) She commended the staff at the MVC for clarifying the list so nicely. 2) It's difficult to understand that we have to send all types of development as opposed to just large development projects to the MVC for review. 3) She said she is in agreement with Philippe Jordi when he stated that affordable housing should either be exempt from review, or perhaps the number of units should be increased. Ginny said she didn't have any comments on the changes. Kristine Flynn said she would carry the comments back to Bill Venno. Bea expressed her frustration with the short notice that the board received when given the date and time for the listening sessions. She said they need more advanced notice. Ginny said she was under the impression that the board was receiving notices from the MVC when, in fact, they were not. She said Lucy will send the notices to everyone from now on.

Ginny suggested the board send a letter to the MVC regarding the affordable housing review Bea said that maybe it shouldn't be reviewed at all. Kristine said the committee felt they were not reviewing enough large scale subdivisions.

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Bea made a motion to request the MVC either exempt affordable and community housing review or limit it to 12 or more units would trigger a review, and Henry seconded the motion. The vote was unanimous.

Kristine pointed out that a property proposing to construct 6500 or greater feet of structures triggers a review from the MVC. Bea pointed out that the maps were not attached to the revisions.

●E-911 Street name change request:

Henry moved and Matt seconded the motion to approve the name of Vincent Road to Misty Hollow. Ginny, Matt and Henry were in favor and Bea voted to deny.

Meeting Adjourned at 6:50 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on October 21, 2019