

WEST TISBURY PLANNING BOARD MINUTES November 2, 2020

PRESENT: Ginny Jones, Bea Phear, Leah Smith, Henry Geller, Matt Merry

ABSENT: Amy Upton

ALSO PRESENT: Cathy Weiss, Chuck Sullivan, Jane Rossi

DISCUSSION:

•Inquiry from Minor Knight RE: Road improvements for a proposed subdivision on Assessor's Map 11, Lot 46.2:

Jane explained that Minor had called requesting some guidance as to how she should improve the road. Matt stated that there are quite a few houses on the road and the owners are not likely to participate in making road improvements. He pointed out that the chicken coop has been in place for several years and don't appear to be an issue. Leah agreed with Matt and said that the board is more concerned about general upkeep than major changes. Matt also stated that the board granted the Fisher's approval for a two lot subdivision and didn't require any road improvements. He pointed out that part of the reason property owners on the road don't want to pay for maintenance is because so many others use the road to get to the pond. Leah said the frontage on the Knight property is only 100 feet from the coop and gate, so there should be adequate turn-outs. Ginny said she agreed and is happy to go along with Matt's opinion. She asked if they planned to share a driveway. Leah said the board has not reviewed a plan, however, that could be encouraged.

CORRESPONDENCE:

•Email from Cathy Weiss RE: Child property proposed development:

Cathy said her feelings about the proposed project are stated in the email. The board confirmed they had read it. She said she felt the location was not right for such a project. Bea pointed out that the property could have been divided into several buildable lots. Instead, this proposal is clustered with a lot of preservation in place. She said she felt it was a good location. Cathy said that for an autistic community the location is isolated and dark. Perhaps it should be located near transportation and more community opportunities. She said she was in favor of affordable housing, just not there. She said IHT is wonderful, but the developments shouldn't impact the neighbors. There is car noise, lights, doors closing. She said they found out about the proposal when they read an article in the paper which was a surprise and very jarring. She said she is not against development and perhaps it would be better if it were located near the high school and the YMCA. Ginny said that the Land Bank purchased the field and that portion cannot be developed. Cathy said she had spent some time with Derrill Bazy and Kate DeVane and she was given a tour of the property and a description of the proposed layout. She said she felt that any cluster of housing impacts the neighborhood. She pointed out that the Film Center and the Plum Hill School backed out of their proposals due to abutters concerns

Bea said she appreciated Cathy's feedback. Ginny suggested Cathy offer IHT some suggestions. Leah thanked Cathy for her letter and asked what might mitigate the impact of the proposal. Cathy said the location of driveway is her biggest concern. She also suggested that they change the location of the building envelop. Matt explained that the 3 acre piece is what the Child family developed based on what they wanted. IHT is basically using that location.

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Cathy thanked the board and said she felt she had been heard.

●Referral from the ZBA RE: Attasani, Map 32, Lot 110-1, 30 Carl's Way:

The board determined that the Zoning Board of Appeals would adequately review the plan that had been referred for Planning Board review.

Bea motioned to take no action and defer the application back to the ZBA. Leah seconded the motion and the vote was unanimous. Phear-yes, Jones-yes, Smith-yes, Geller-yes, Merry-yes.

Lambert's Cove/Seth's Pond drainage:

Jane explained that she reviewed a file containing the location of the drainage system and was told by Richie Olsen that the system is drained every spring. Leah asked where the system was located and where it empties out. Matt said there is a culvert underground at Scotty's Lane, then runs to James Pond. The culvert has the ability to be raised and lowered. Jane was asked to send a copy of the file to the board.

Food Truck meeting with the Selectmen:

Bea reported that the Selectmen were receptive to the idea of creating a food truck bylaw. However, Skipper was reluctant to commit to the RU District. The ZBA and the Planning Board will be the permit granting authorities. Leah suggested the board draft some guidelines and definitions. They could be called Mobil Food Establishments and the decision will be left to the voters.

MINUTES:

Ginny made a motion to approve the October 19, 2020 minutes and Bea seconded the motion. The vote was unanimous. Ginny-yes, Bea-yes, Leah-yes, Matt-yes, Henry-yes.

Adjourned at 6:40 pm

Respectfully Submitted,

Jane Rossi, Administrator

**Approved on November 17, 2020 Jones-yes, Phear-yes, Smith-yes,
Merry-yes, Geller-yes.**