

## WEST TISBURY PLANNING BOARD MINUTES November 30, 2020

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

**ABSENT:** Amy Upton, Matt Merry.

**ALSO PRESENT:** Doug Hoehn, Jane Rossi

### **DISCUSSION:**

- **Informal discussion regarding a request for a curb cut on Lambert's Cove Road as an additional access to the property located on Assessor's Map 3, Lot 6.8, 20 Longview Road: Section 6.2-5 of the Zoning Bylaws:**

Doug Hoehn appeared before the board on behalf of Tim Sweet and explained that the property is primarily wetlands. Bea pointed out that perhaps a better location for a second driveway would be between the house and the shed. Doug said the river front area is located less than 100 feet from the house so it is a protected location. He went on to explain that Tim Sweet wants to build an accessory apartment for his family and the plan is to use an old, unofficial access on Lambert's Cove Road as the access to the apartment and use the existing cut of Longview Road for the main house. He said that currently the curb cut enters onto a grassy area. However, when the house was built in the 60's the cut had two gravel tracks for the driveway to the house. Doug explained that the surface is sturdy and usable. The terrain is fairly flat and slightly rises up when you get to the location of the proposed accessory apartment. Doug explained that they are going to appear before the Conservation Commission because of the wetlands on the lot and they will be reviewed by the ZBA on the accessory apartment. Leah asked about the distance from Lambert's Cove Road to the apartment and Doug said it is about 100 feet. He said the old title 5 system currently on the property may only support the main house and is not up to code. If that is the case a new system will be installed to support both dwellings. The well will be shared. The apartment will be 24 feet high, they will need to do some clearing and their hope is to save the existing holly tree.

Bea pointed out that the green swath of land appears to be the location for the apartment and it seems logical for the new access. However, there is another driveway directly across from the Lambert's Cove cut. Doug said they will install an apron and cut back the existing brush on each side of the cut. He said the road is straight and has good visibility. He said he spoke with Joe and his opinion was that this doesn't require a special permit. Leah suggested Jane draft a letter to Joe stating the board is in favor of the cut which is subject to an asphalt apron and clearing on each side for visibility purposes. Jane said she would provide Doug with the curb cut application to the Highway Superintendent.

*Bea made a motion in favor of the curb cut and Leah seconded the motion. Phear-yes, Smith-yes, Jones-yes, Geller-yes.*

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### Zoning Board of Appeals referrals:

#### ●Polucci:

Ginny pointed out that when the subdivision was created, the Cole side of the road was permitted as a Form A application followed by the 4 lot subdivision on the Polucci side of the road. A condition in the Planning Board decision stated there were to be no subordinate dwellings. Debra Polucci has lived in the “school” structure during the summer months and rented out her main house to summer tenants. She pointed out that the 4 lot plan was supposed to be registered but she was told it was not recorded so Debra Polucci believes she can have a guest house.

Bea pointed out that according Section 9.3-3 of the zoning bylaws, Debra needs to appear before the Planning Board with a request to amend the Conditions of the approved decision prior to applying to the ZBA for the school building to become something else. Jane was asked to draft a letter to the ZBA with this information. If amended, the 2<sup>nd</sup> Condition in the decision would have to be approved by both boards. She was also asked to look in the file for a decision from the MVC.

*Leah made a motion to approve a letter to the ZBA and Bea seconded the motion. Smith-yes, Phear-yes, Jones-yes, Geller-yes*

#### ●Salem

Application to construct a swimming pool with a storage unit with a request for setback relief ; Map 3 Lot 2.54, 229 Pond Road:

*The board referred the application back to the ZBA with no opinion.*

#### ●Dick:

Application with a request for setback relief: Map 16, Lot 232, 289 State Road.

*The board referred the application back to the ZBA with no opinion.*

### MINUTES:

*Bea moved and Leah seconded the motion to approve the November 16, 2020 minutes. Phear-yes, Smith-yes, Jones-yes, Geller-yes.*

Adjourned at pm 6:10

Respectfully Submitted,

Jane Rossi, Administrator

**Approved on December 14, 2020: Jones-yes, Smith-yes, Merry-yes, Phear-yes**