

## **WEST TISBURY PLANNING BOARD MINUTES December 28, 2020**

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

**ABSENT:** Henry Geller.

**ALSO PRESENT:** Chris Alley, James Moffett, Joe and Lydia Santangelo, Liz Durkee, Jane Rossi.

### **DISCUSSION:**

#### **•Site Visit to 55 Naushon Road:**

Bea said she understands that the building envelope is tight, and it is a complex lot. For that reason she thinks the bedroom wing of the structure, which is set back from the shore and is perpendicular to it, should be granted height relief as a wooded lot so it can accommodate two stories. However the living room wing which is closer to the shoreline, is parallel, and is only one story high, should abide by the 18 foot limit and be considered to be in a "open" lot.

Leah said she basically agreed with Bea that the setback from the shoreline seemed fine. She said the stakes could barely be seen from the view from the shore. She said Matt may have more information to provide having had viewed the property from the water in the recent past.

Matt said he walked to the bluff and looked back. He could barely make out the stakes because they were blocked by some trees. However, the house, the way it is drawn, will definitely be viewed from the water. He said as long as the trees remain, there shouldn't be a problem and the bedroom section seems concealed.

Ginny felt that because of the amount of proposed structures on the narrow lot, not much will be concealed. She said she didn't see how the trees will be saved with the amount of excavation that will be going on. She felt the site is basically half open and half treed. Leah suggested the excavation for the pool take place first to avoid killing trees.

James said the pool won't be very deep because it is set into the terrace, they pulled the house as far back from the shore as they could to avoid the major trees and they marked the trees with yellow tape. Leah said she hoped the trees to the north will also be protected. She said she hoped the major machinery will be able to work around the major trees. Ginny asked if there will be a full basement. James said yes, and it will be located under the living space. He said they lowered the bedroom wing to keep the footprint smaller. He said they want it in sections so that not all of the house is high. The living room measured from the terrace is 18 feet high even though the calculations say 21 feet. Ginny said she was concerned about the amount of windows.

Matt said it would be beneficial if the board could approve the plan with conditions and keep an eye on the progress of the project during excavation and construction. He said if trees should be removed they should be replaced.

Matt moved to approve to consider the lot "treed" with a condition that the trees will be spared, and if they are removed, they will be replaced. Leah seconded the motion. Bea-no, Ginny-yes, Leah-yes, Matt-yes. Amy commented that there appeared to be too much going on in a narrow and space and it goes

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against what the Preserve West Tisbury Committee is working to prevent. She said there is no room for expansion on the property.

Matt pointed out that the houses on either side of the lot are below 18 feet in height.

Ginny moved and Leah seconded the motion to approve the house over 3000 square feet. Ginny-yes, Matt-yes, Leah-yes, Bea-yes.

### **●DISCUSSION:**

#### **●Liz Durkee Introduction:**

Liz appeared before the board to introduce herself as the new Climate Change Planner to the MVC. She said she was before the board to see how best to work together. She explained that she has been obsessed with climate change for a long time and was an Oak Bluffs Conservation Agent before taking on the MVC role. Now she is happy to be working for the island as a whole since she has been worried about how climate change impacts the island.

Liz said the MVC has developed a task force and they are holding listening sessions. There is a need for regional collaboration. Some issues fall into a need for updated and more unified zoning bylaws across the island. Bea pointed out that renewable should not include burning wood. She also said she would like to hear about any proposed bylaw amendments. Ginny asked about ground water and asked if it is being monitored. She asked if too much was being used and if it is being polluted. Liz said she has always been told that there is plenty of ground water but it is on her mind. Leah asked if there have been any changes regarding fire threats. Liz said they have recently applied for a grant to take a look. Also, they are looking at the flood zones and whether or not building should be taking place in those areas.

Bea asked Liz if the option to regulate have been considered regarding the possible taking of land. Liz mentioned that the Town of Chatham recently passed a bylaw based on that very question. Ginny pointed out that the turf proposal at the high school is an island wide concern.

Chris Alley said he concurs with Liza's obsession with climate change and said the coordination of zoning bylaws could be beneficial.

#### **●Parking lot review for the Patient Centric Dispensary:**

Bea stated for the record that she had read the ZBA minutes and it was written that the Planning Board was "approving" the referrals from the ZBA. She asked Jane to inform Pam that the Planning Board "reviews" the referrals, they are approved by the permit granting authority.

There was a brief discussion about the way the dispensary will operate through scheduled appointments, the number of employees, the timing between customers and the request for fewer parking spaces for employees. The summer season is expected to be busier than the off season but they don't anticipate traffic issues. Ginny suggested they add a bike rack and a bench to the parking lot for people to wait for their appointments. Geoff said the landscaping will be constructed in the spring and they anticipate a spring opening.

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*Bea made a motion to draft a letter to the B&Z Inspector with “no opinion” on the parking plan. Leah seconded the motion. Ginny-yes, Bea-yea, Leah-yes, Matt-yes.*

**●E-911 address assignment:**

Jane explained that the Walsdorf property on Sarita Walker Road has combined from two to one lot through a No New Lines plan. Joe has requested an address for the one lot and the elimination of the address for the second lot.

*Leah moved to approve the address and Bea seconded the motion. Leah-yes, Bea-yes, Matt-yes, Ginny-yes.*

**●OTHER BUSINESS:**

●Jane was asked to find out what the MVC required regarding the improvements to the Old house on the Cottrell property on Indian Hill Road.

●Jane will look into the requirement of an affordable lot on the Priester’s Pond property off of State Road.

Adjourned at pm 6:30

Respectfully Submitted,

Jane Rossi, Administrator

**Approved on 1/11/21**