

WEST TISBURY PLANNING BOARD MINUTES December 4, 2023, pg 1

PRESENT Ginny Jones, Leah Smith, Matt Merry, Heikki Soikkeli, Amy Upton, John Rau.

ALSO PRESENT: (Names as they appeared on the Zoom screen)

Alexander Ben David, Josh Gothard, Jane Rossi.

Leah opened the meeting at 5:30 pm and declared a quorum present.

●Site Plan Review application from Alex BenDavid to rent space in the Light Industrial District on Map 21, Lot 12.2, Lot D, 93 Fr. Fisher Road owned by Daniel Larkosh:

Alex BenDavid explained that he has an overflow of materials and equipment on his rental space in Tisbury and needs to rent the Larkosh space for the extra equipment connected to his landscaping and power washing business. He will install a storage container, store landscaping equipment and tools, fill and stone, gardening pots and cobblestone. A storage container will contain non-toxic planting materials and shall be inspected by the BOH , Building and Zoning Inspectors and/or Fire Chief at their discretion, and the applicant will provide the Fire Chief with a list of items contained in the storage container.

Alex said he will remove the existing debris, repair the existing potholes and spread gravel within the rented area. He has offered to maintain the access road into the lot as needed. The space will be used for storage and will not be used on a regular basis and the applicant will keep the space neat and organized at all times. All activity on the property shall take place no earlier than 7:00 AM and no later than 8:00 pm and all trucks (if being stored on the lot) shall be backed in at the end of the day.

Ginny made a motion in favor of the plan and Amy seconded the motion. Ginny-yes, Matt-yes, Heikki-yes, Leah-yes.

Ginny suggested the placement of a sign on the fence indicating that it is Lot D.

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●Application from Josh Gothard to convert the second floor of the existing barn into a studio on Map 32, Lot 60, 11 Music Street:

Josh explained his proposal stating that he and his wife will use the studio for their personal jobs under a home occupation. The space will have a half bathroom, the 1st floor will be converted into a detached bedroom. The studio will be one main open space. The egress from the studio will be located in a closed in area separate from the first floor detached bedroom. The barn will not increase in scope and size. The footprint of the building will not change. Josh was reminded that he will need to appear before the Historic District Committee.

Ginny moved and Matt seconded the motion to approve the application. Ginny-yes, Matt-yes, Amy-yes, Heikki-yes, Leah-yes.

DISCUSSION:

Visioning Committee:

Leah informed the board that the Visioning Committee will not be sending out a survey before the visioning session event in April at the recommendation of the Consultant.

DuBard/Merry Farm LLC:

Jane explained that Jeffrey was not able to speak at the last Conservation Committee meeting. He will appear before the Select Board with a request for the town/Conservation Commission to hold the Conservation Restriction on the open space portion of his property.

Leah said the way she sees it, the Planning Board has two options if there is no acceptable open space reserved and enforced:

1. Merge lots 2 and 4 with Lot 1.
2. Create 2 conforming lots from lots 1, 2 and 4.

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Webster:

Jane provided an update to the board regarding a legal request for documents on the Candice Webster property on Simran Road. She said she has sent all documents and has discussed the hearing(s) with the requesting attorney.

Meeting adjourned at 6:20 pm

Respectfully Submitted,

Jane Rossi, Board Administrator.

**Approved on December 11, 2023 Smith-yes,
Jones-yes, Merry-yes, Soikkeli-yes**