

WEST TISBURY PLANNING BOARD MINUTES February 11, 2019 5:30 PM

PRESENT: Ginny Jones, Leah Smith, Matt Merry, Susan Silva.

ABSENT: Henry Geller, Bea Phear

ALSO PRESENT: Kara Shemeth, Geoff Rose, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

•Form A (ANR) plan from Schofield Barbini & Hoehn on behalf of Warren & Marilyn Hollinshead to create an undersized non-buildable lot on the property located on Assessor's Map 35, Lot 1.3, 134 Pond View Farm Road:

Kara Shemeth displayed the plan and explained that the Hollinsheads own both large lots on the plan. The plan is that they will eventually sell off lot one (1), so they wanted to create Lot 2, an undersized non-buildable lot, to eventually be conveyed to Assessor's Parcel 35-1.3. Lot two is the area where the Hollinsheads store their boats and they don't want that area to be released with the other lot. Leah pointed out that the lots will merge if they are held in the same ownership. Kara said that the owners are currently working out the details with Attorney Tomassian.

Leah moved and Matt seconded the motion to approve the plan. The vote was unanimous.

DISCUSSION:

•Petition from Geoff Rose to amend the zoning bylaws in a Warrant Article on Town Meeting floor:

Ginny informed Geoff that the board has a copy of the petition he presented to the Selectmen. She asked Geoff where in the zoning bylaws he proposed to incorporate the language of his proposed amendments. He said he wasn't sure. Jane explained that the bylaws are set up by "Sections" and the appropriate section should appear in the warrant article.

Geoff reviewed the industrial districts in the Town of West Tisbury: Light Industrial District 1 (LI-1) is located on Dr. Fisher Road behind the dump, and Light Industrial District 2 (LI-2) is located on the West Tisbury side of the airport. Matt asked Geoff about the airport property. Geoff said it is the strip of land that runs from Animal Health Care to the Laundromat, and he thought there may be a lot available. Matt asked if the airport was ok with a dispensary and cultivation/product manufacturing facility. Jane reported that she has spoken with Ann Reichart, manager of the Martha's Vineyard Airport, and she was told that a proposal such a Geoff's is allowed. Ann also told Jane that Edgartown has a Warrant Article to open a facility in the Airport Business Park. Leah stated that it makes sense to have a facility at the airport, especially sales, considering all of the traffic issues we have heard about in the news.

Geoff continued by stating that growth and manufacturing could be allowed in both LI Districts, however, the airport (LI-2) would be the designated area for sales. Susan asked Geoff if he is looking in other areas of the island. Geoff said he is looking in all towns. He pointed out that Oak Bluffs has

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one facility location designated, as does Vineyard Haven. Edgartown will have one depending on what is voted at their next town meeting. Chilmark and Aquinnah do not have anything at this time.

Leah said that the petition language will have to be amended on town meeting floor so it is properly formatted. Ginny asked who would propose the amendment on the floor and Leah said Geoff should speak on the amendment. Leah suggested that Geoff modify the language and he and Jane can organize it so it works in the bylaws. Jane said she would meet with Geoff the following day.

CORRESPONDENCE:

- Two public hearing notices from the Town of Tisbury RE: Warrant Article zoning bylaw amendments.

MINUTES:

- Leah moved and Matt seconded the motion to approve the minutes of the January 7, 2019 meeting as amended. The vote was unanimous with an abstention from Susan Silva.
- Leah moved and Matt seconded the motion to approve the January 28, 2019 minutes. The vote was unanimous.

FURTHER DISCUSSION:

- Ginny informed the board that she had spoken with Brendan O'Neill regarding the Coffin situation, and Brenden told her that there is a legal term that the board should be aware of. That term is "Forbearance if no bar." The choice of a board to act or forbear action on a particular zoning interpretation or other matter shall not be interpreted to influence, or serve as a bar to subsequent actions.
- Request from Sheriff's Meadow Foundation to install four parking spaces on the property located at Assessor's Map 12, Lot 14.14, 367 Indian Hill Road. Jane said that Kristen Fauteux-Geagan informed Jane that the parking lot would be located more than 100 feet away from the road. Leah and others felt that the plan should be reviewed by the board even though it is not on the Indian Hill Road.
- Matt informed the board that he recently met with the Archeological Head for the State. He asked the board if the town had any archeological maps. Jane said she would check. Matt said he thought the town had a survey done. Jane was asked to check with the MVC to see if they have any maps.

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- Leah reported that the Capital Improvements section is all done for the town report. She said that the high school project will be the biggest item when it is proposed. She pointed out that if CPC grant money goes to another town, it does not come into our budget.

Meeting Adjourned at 6:30 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on 3/4/19