

WEST TISBURY PLANNING BOARD MINUTES February 12, 2024 pg 1

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

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

Kanta Lipsky, Jessica Miller, Sara Rosenthal, Julie Pravich, Thomas Humphrey, Joe Dick, Julia Neville, Moss Hanrahan, Susan Feller, Cathy Weiss, Jason Kroll, Enuki Seonoo, Alanna Jaworski, Susan Stone, August DeVore, CCMVHB, Keith McGuire, John Stanwood, Nancy Kilson, Jefrey DuBard, Philippe Jordi, Jane Rossi.

Leah opened the meeting at 5:30 pm

- Continued Public Hearing on an application from Island Housing Trust to create an affordable housing development under Section 4.4-3-B Multi-Family Housing of the zoning bylaws on Map 11, Lot 18, 401 State Road, RU District:**

Leah stated there were three items the applicants were to address at the end of the previous meeting, a landscaping plan, confirmation of water potability and consideration to access the property from State Road. Keith began by explaining that they have relocated the buildings away from the parameter, toward the center of the lot, they reconfigured the storm water drain and redesigned the location of the cistern out of the setbacks. In the landscaping plan, trees of 6 to 8 feet in height will be planted amongst the existing vegetation to screen the buildings from the roads and the abutters. Keith explained that he had spoken with Chris Alley regarding the water and there are no issues Chris is aware of. Leah asked Keith if he had spoken with the neighbors at all and he said he had not.

Susan Feller, Landscape Designer, explained that screening is a priority of the project. She explained that they will be planting evergreen trees which grow to 20 feet high. There are already several trees and low vegetation on the property and if any is removed, it will be allowed to grow back. Alanna Jaworski said they want to maintain the natural feel of the site. There won't be any trees added to the common green. Sara and Julie said they were pleased with the landscaping plan.

Keith said he had spoken with Fire Chief Pachico regarding the turn-around for fire trucks. Greg told him the loading area was necessary but he will take a look to see if it can be minimized. Leah mentioned that the Fire Chief had stated he preferred a sprinkler system as apposed to a water tank. Alanna explained that a sprinkler system was not a requirement and is expensive so they are installing the tank. Matt asked about the recharge zones located by the road and Jason Kroll said they had pulled them out of the 50 ft setbacks.

Keith mentioned that the water testing will be conducted by the board of health at their discretion. He added that Island Water Source had sent them a letter stating there have been no circumstances of issues with the neighbor's wells. Ginny pointed out that in any application review, the question of accessible water always comes first.

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Regarding PFAS, Keith said the issue is always a concern and the property will be fully tested. He added that the property was giving to the town and they are trying to do what is right for the town and the location.

Sara P had two questions; The first was if the well would be tested before construction, and the second pertained how an issue would be rectified if there was an issue in the future.

Jefrey DuBard said “the town has a board of health and fire department and it is dangerous if we question their regulations. Also, this is a hard and expensive project and we need to keep in mind the need”.

John Rau asked about the consideration of access onto State Road. Jefrey DuBard explained that when they identified the site, it was noted that emergency services were right across the street. There is a fair amount of traffic on State Road and it is fast. Keith said this project has been in the works for two years and the Select Board has been involved. The committee has conducted public meetings and has met with the Affordable Housing Committee. The best location for access was on LC Road and Richie Olsen agreed.

Cathy Weiss said she had attended those meetings and felt she hadn't been heard. She said she felt the Lambert's Cove Road location was unsafe. Her husband agreed and said all the traffic is going to end up on State Road anyway so why add a new curb cut to LC Road? Sara and Julie said they felt the cut should be on State Road as well. Jessica Miller said the experts had been consulted and LC Road was the safest and best location. Matt agreed the LC Road access was best suited, adding that, from a truck driver's perspective, the cars speed up directly after the school zone and to have a cut on State Road would be another obstacle. Heikki said Matt had a good point and he agreed with Jessica.

Regarding qualified residents in the development. Keith explained that they have local preference for the first two opening 4 units to West Tisbury residents first. 40% of the units will go to people over 60 years old. Doug Ruskin said there won't be someone on site because this will not be a managed project like assisted living. Plus, there isn't housing available for an employee. Keith said this will be an open market housing unless the town wants to change the regulations.

Matt made a motion to approve the plan with the condition that the Planning Board will review the project to confirm the screening is adequate and to explore any gaps.

Ginny seconded the motion. Matt-yes, Ginny-yes, Amy-yes, Heikki-yes, Leah-yes

Ginny moved and Heikki seconded the motion to close the public hearing. Ginny-yes, Heikki-yes, Amy-yes, Matt-yes, Leah-yes.

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- **Site Plan Review application from Joseph Dick on behalf of Susan Stone and Roger Levine to construct an addition to an existing house on Map 22, Lot 37, 671 State Road, RU District:**

Joe Dick began by explaining that the house was built in the 1850's. The plan is to restore the structure to its original condition and add an addition to the back and side of the house. Their existing shed will be upgraded with the addition of a bathroom and a garage will be connected to it. Joe said he has already appeared before the ZBA and has discussed the project at length with Joe Tierney. Leah pointed out that the house was historic and should be checked to see if it is registered. Mr. Dick said he is in historical preservation by trade and he knows all the steps to take. He pointed out that the large tree in the front yard will not be touched.

Ginny made a motion to accept the plan and Heikki seconded the motion. Ginny-yes, Heikki-yes, Amy-yes, Matt-yes, Leah-yes.

General Discussion:

- Ginny reported that the Ben David lot on Dr. Fisher Road is being cleaned up and the fence had been repaired and they have filled the potholes along the Larkosh portion of Pine Lane.

- Lambert's Cove Inn sign:

Jane explained that the Inn owners wish to erect the sign in its original location until they have permission to place it on the other side of the road. Amy felt it would be best to allow this and not hold up the owners.

Minutes:

*Amy moved and Heikki seconded the motion to approve the January 4, 2024 minutes.
Amy-yes, Heikki-yes, Matt-yes, Ginny-yes, Leah-yes.*

Meeting adjourned at 7:00 pm

Respectfully Submitted,

Jane Rossi, Board Administrator

Approved on March 25, 2024- Jones-yes, Smith-yes, Merry-yes, Soikkeli-yes, Upton-yes.