

## WEST TISBURY PLANNING BOARD MINUTES February 5, 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)

Galen Sampson, Nicola Blake, Thaw Malin, Kaitlin Dore, Bill Veno, Jon Saunders, Birdgirl, Deborah Wells, Melissa Patterson, Jane Rossi.

Leah opened the meeting at 5:30 pm

### ● **Public Hearing on an application for a special permit from Kristen Dore to install a curb cut on Old County Road and decommission the existing curb cut on Skiffs Lane on Map 17, Lot 3.2, 20 Skiffs Lane, RU District:**

Leah opened the public hearing.

Kaitlin Dore explained that her family purchased 20 Skiffs Lane and 0 Old County Road and combined the lots. Over the years, the road association has become quite out of hand, so they would like to close off the Skiffs Lane access and create an access onto Old County Road (OC Road). Jane mentioned that she had spoken with Richie Olsen and he preferred not to see an additional curb cut on OC Road if an access is already available. Kaitlin said the dues are getting expensive and they are talking about re-paving the road so she said her family would have to sell. Ginny mentioned that Richie's opinion is professional and one the board depends on. OC Road in that location is very busy and there are several curb cuts. John Rau asked Kaitlin if she had checked with the Skiff's Lane road association to see if she would be able to get out of paying dues if the access were to be removed. He suggested Kaitlin check with the association to see if she would have to continue to pay the dues. Matt said the property shows three "fingers" that extend out to OC Road. He asked how wide they were and Kaitlin said they are about 35 feet in width. The middle strip of land is currently used as an access for the Amado's.

Matt suggested Kaitlin get some legal clarification before addressing the change since the board doesn't generally like to add too many curb cuts. He pointed out that it will be a large expense to create a new road out to OC Road so it's something to think about. He added that he would need to conduct a site visit before making a decision. Leah agreed and said the issues are about the requirement of the road association dues should be understood, and the board really should conduct a site visit once Kaitlin has the information she needs to seek. Amy said she understands the financial burden of the road association dues. However, it is important for road upkeep. Amy wondered if the access for the properties in between the "fingers" of Kaitlin's property have access on OC Road, and Kaitlin said the Amado's do have a curb cut. Amy added that there are a lot of curb cuts on both sides of the road and adding another in a busy location is not the best idea. Ginny stressed how important it was for the applicant and the road association to discuss the matter.

Thaw Malin, manager of the Skiff's Lane Road Association, said every property on Skiff's Lane is treated equally so all pay the same dues, and they do offer a payment plan. He mentioned that the road is currently in bad shape and needs to be repaired. Heikki pointed out that an association

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member who doesn't pay their dues can be burdened with the accumulated fees when selling the property. He stated that everyone is required to contribute.

Matt said Kaitlin may wish to discuss this with her attorney. If she finds that she doesn't have to pay the dues, he is willing to take a look at the proposed location for the curb cut. Leah said the proposed curb cut should be on the strip of land that already has access to OC Road.

*Matt moved and Amy seconded the motion to continue the hearing to March 4, 2024 at 6:00 pm. Matt-yes, Amy-yes, Heikki-yes, Ginny-yes, Leah-yes.*

### **•Continued public hearing on an application from the Lambert's Cove Inn to install a new sign at the corner of Manaquayak Road and Lambert's Cove Road, RU District:**

(No representative of the Lambert's Cove Inn was present at the previous meeting so the hearing was continued)

Jon Saunders, owner of the Lambert's Cove Inn, explained that a Bruno's truck ran over the original Inn sign and they are applying to replace it. He said he wrote a letter to Frank Viviano, owner of the property where the sign was originally located, requesting permission to place the new sign on his property but he had not heard back. Matt Merry pointed out that the property that would hold the sign was owned by Sarah Hibler and she lives there year-round and could be easily reached.

John Rau suggested the applicant place the sign where he has requested and place it back where it was if permission is not granted for the desired location.

Jon explained that the original sign was not approved by the town so it pre-existed regulations. The new sign would be located on the opposite side of Manaquayak Road and will be double sided so it can be seen from approaching traffic at both ends of Lambert's Cove Road. Leah said she felt either of the locations would be fine.

Matt suggested the sign be approved, and Jon could seek the appropriate permission for the location of the sign.

*Ginny made a motion to approve the sign and Matt seconded the motion. Ginny-yes, Heikki-yes, Matt-yes, Amy-yes, Leah-yes.*

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

### **•2024 Warrant Articles:**

Heikki said the Preserve West Tisbury Committee had drafted final language to Section 4.4-8B1, paragraphs 8 and 9. He said he had already run it by the building and Zoning Inspector to confirm he understood the language.

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*Ginny made a motion to approve the additions to the Section 14.1, Definitions, the Preserve West Tisbury Section, The Roads District Section and the Residential Building Size Bylaw for the 2024 Town Meeting Warrant.*

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

**ZBA Referrals:**

**Sorrentino, Map 35, Lot 7, 71 Carls Way, application for a swimming pool and a guest house within the inland zone of the coastal district:**

The board suggested that the referral letter include language that stresses the importance of heavy screening to conceal the pool and guest house from the pond.

Jane will draft the letter to the ZBA.

**●E-911 Address Assignment:**

Ginny moved and Amy seconded the motion to approve the E-911 address assignment for 16 A, 16 B, 16 C, and 16 D Red Arrow Road. Ginny-yes, Amy-yes, Matt-yes, Heikki-yes, Leah-yes.

**●Minutes:**

*Ginny moved and Heikki seconded the motion to approve the January 22, 2024 minutes as amended. Ginny-yes, Amy-yes, Matt-yes, Heikki-yes, Leah-yes.*

Meeting adjourned at 6:45 pm

Respectfully Submitted,

Jane Rossi, Board Administrator

**Approved on February 12, 2024 Jones-yes, Upton-yes, Merry-yes, Soikkeli-yes, Smith-yes**