

## **WEST TISBURY PLANNING BOARD MINUTES March 22, 2021**

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

**ALSO PRESENT:** Doug Hoehn, Greg Ehrman, Ajay Agarwal, Kate Agarwal, Reid Silva, Simone DeSorcy, Spencer Binney, John Hartzband, Julie Bruno, Harriet Bernstein and Jane Rossi.

### **DISCUSSION:**

#### **Preliminary discussion of a plan for a house over 3000 square feet on Assessor's Map 43. Lot 9, 111 Homer's Pond Road:**

Doug Hoehn appeared before the board to provide a preview of a plan to construct a house over 3000 square feet on the property. He said the board had already conducted a site visit to the property and deemed it to be a wooded lot, with the 24 foot height allowance portion being located on the northern portion of the lot. He said that Ajay and Kate Agarwal, the potential buyers, have a due diligence period on their purchase and sale agreement. They are before the board to offer an idea of what they want to do with the property regarding structures and their locations. Doug said they will need to speak with some other boards as well, and they are currently working with Natural Heritage.

Kate Agarwal explained their connection to the island and their desire to find a special place to build their house. She said that Doug has helped them to understand what is possible for this location. Ginny pointed out that the land is very special and aspires to responsibility and respect. She suggested that the Agarwal's review the book "Looking at the Vineyard" for guidance on what these properties contain. Bea pointed out that the board provides a list of suggestions for things such as plantings and non-reflective windows.

Greg Ehrman said that Doug and Fain Hackney have been looking at the site conditions and the town zoning bylaws. He said he has been working with the Woods Hole Group regarding flood and erosion. He explained that they are planning to build within the location of the tree stand. Their goal is to remove as few trees as possible and may relocate some of the scrub oak trees if possible. Leah asked if they would have a basement. Greg said they will have a full basement but it will be located away from the designated ground water area. He said they are looking at a projection out 50 years. Leah reiterated the buffer zone that there is a 24 foot height limit and Doug said they will be building outside of the 100 year buffer zone. Greg said they will not be using any bright colors and they will be heating and cooling with solar.

#### **Bruno proposal to create a curb cut onto Harpoon Lane:**

Doug Hoehn explained that the Bruno's and the Walsh's were not fond of the idea of constructing a driveway in the approved location between their houses. Julie and Clark Bruno contacted the residents of Harpoon Lane to discuss the possibility of cutting through the rear of their vacant lot to access Edgartown Road through Harpoon Lane. Doug explained that the plan was to cut access onto Harpoon Lane to create 100 feet of frontage to accommodate a driveway and curb cut access to Harpoon Lane. The lot has enough room over 3 acres to accommodate for a driveway and curb cut. Doug pointed out that there is no need to convey any land because the properties overlap. Harriet Bernstein expressed her concern that a house will be built in view of her back yard.

Julie Bruno explained that her family has the same goal. They need to sell the lot, and they believe whoever buys it will probably want to be as isolated as possible. She said they may want to be located close to the

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field which is away from Harriet. She said the Historic District is in favor of the cut onto Harpoon Lane and the decommissioning of the cut onto Old County Road. Spencer Binney said the 3 existing houses on the road have formed a road association. Harriet commented that the neighborhood is becoming an “old Style” neighborhood with young families which is nice. Julie Bruno pointed out that she is aware Harpoon Lane will need to be upgraded.

*The board determined they would take a look at the road and review the condition of the road and the location of the proposed curb cut.*

**Form A application for a lot line adjustment on the DeSorcy property on Assessor’s Map 8, Lot 18.1, State Road:**

Reid Silva appeared before the board and explained that the plan is a simple alteration of a previously reviewed plan to change the amount of frontage on a “rear lot” to a full 100 feet. Simone explained that she had received some questions from the Assessor’s office regarding the buildability of the lot. This plan corrects that issue. Reid said there will be no additional curb cut onto State Road, and there are not notes on the deed or plan.

*Matt made a motion to approve the plan and Bea 2<sup>nd</sup> the motion. Bea-yes, Matt-yes, Leah-yes, Henry-yes, Ginny-yes.*

**Form A application for a lot line adjustment on the Williams property on Assessor’s map 8, Lot 38.1, 90 Ben Chase Road:**

Reid Silva explained that the property was divided five years ago when the lot was split in half and a house was built on one of the lots. The plan is to divide the vacant lot into two non-buildable parcels and convey one to the abutter. Reid pointed out that the easement on the property is not frontage.

*Ginny made a motion to approve the plan and Matt seconded the motion. Ginny-yes, Matt-yes, Bea-yes, Leah-yes, Henry-yes*

**ZBA Referrals:**

**●Application for a pool on Assessor’s Map 10, Lot 32.4, 17 Great Plains Road.**

Leah made a motion to refer the application back to the ZBA with no opinion and Bea seconded the motion. Bea-yes, Leah-yes, Matt-yes, Ginny-yes, Henry-yes.

**●Application for set back relief on Assessor’s map 31, Lot 4, 685 Old County Road.**

Bea made a motion to refer the application back to the ZBA with no opinion and Leah seconded the motion. Bea-yes, Leah-yes, Matt-yes, Ginny-yes, Henry-yes.

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**CORRESPONDENCE:**

**•Letter from the Conservation Commission RE: Joint meetings:**

The board asked Jane to draft a response letter in favor of holding joint meetings for planning purposes to discuss environmental issues.

**•Several public hearing notices from Edgartown.**

Adjourned at pm 6:30

Respectfully Submitted,

Jane Rossi, Administrator

**Approved on April 26, 202, Leah-yes, Henry-yes, Matt-yes, Ginny-yes.**