

## **WEST TISBURY PLANNING BOARD MINUTES April 1, 2019**

**PRESENT:** Ginny Jones, Bea Phear, Susan Silva, Leah Smith, Henry Geller, Mathew Merry.

**ALSO PRESENT:** David Stanwood, John Stanwood, Jason Blandini, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

**●Site Plan Review application from John Stanwood to install a half bathroom and a slop sink in an existing workshop on the property located on Assessor's Map 3, Lot 77, 50 Lambert's Cove Road:**

John Stanwood stated that he and his fiancé are updating their future plans. He explained that the structure already exists and there is a bathroom in it that only contains a toilet. He had presented a plan to Joe Tierney to install a sink outside of the bathroom. Joe informed him that a bathroom has to include a sink within the room so John revised his plan to include an enclosed half bathroom containing a sink and a toilet, and a slop sink to be located in the workshop area. John said he was before the board to get approval for the half bathroom and the slop sink. John's father uses the first floor to repair pianos and his mother uses the second floor for her business. Ginny asked if there were two forms of egress from the second floor. John said there is one set of stairs and a window ladder if necessary. Bea asked if there was plumbing on the second floor and John said there was not.

John went on to inform the board that his future plan is to construct an accessory apartment in one half of the workshop on the first floor. He said the apartment would not access the workshop. John informed the board that there is an existing septic system for the workshop.

*Leah moved and Matt seconded the motion in favor of the site plan. The vote was unanimous.*

**●Site Plan Review application from Jason Blandini to construct a house over 3000 square feet on the property located on Assessor's Map 10, Lot 59, 32 Pine Lane:**

Jason Blandini appeared before the board and explained that the size of his lot is just shy of two acres. He explained that he and his wife have two children, his nephew lives with them, and they may have more children. He said the house will have 3 bedrooms on the main floor, 1 on the second floor and 1 in the basement. He is also constructing a carriage house with a 2 bedroom accessory apartment above it. The pine, oak and beech trees on the lot that will provide good screening from the abutters. He said the ZBA and the Board of Health have already reviewed and approved the plan and the reason it was before the Planning Board now was because the actual size of the house went unnoticed. Leah said it looks like everything fit onto the lot nicely.

*Leah moved and Susan seconded the motion in favor of the site plan. The vote was unanimous.*

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### CORRESPONDENCE:

- Cynthia Aguilar's photos:

Ginny explained to Matt that Cynthia had given the Town Hall a board with old photographs of various buildings and location throughout the town. The board intends to properly display the photos in a framed picture to be hung in the Town Hall. Jane said she would contact Tisbury Printer and see if they can digitalize the old photographs.

- Map from Cynthia Aguilar:

Jane displayed maps that Cynthia had dropped off regarding a proposal to possibly ask the property owners permission for the public to cross a portion of their property on John Cottle Road. The Board had difficulty understanding where the access was located and asked Jane to contact Cynthia for clarification.

- Public Hearing notice from the Town of Edgartown.

### MINUTES:

*Leah moved and Bea seconded the motion to approve the March 25, 2019 minutes. The vote was unanimous with one abstention from Matt Merry.*

Meeting Adjourned at 6:30 pm

Respectfully submitted,

Jane Rossi, Administrator

**Approved on April 22, 2019**