

WEST TISBURY PLANNING BOARD MINUTES April 22, 2019

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

ALSO PRESENT: Philippe Jordi, Faren Worthington, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

DISCUSSION:

●Appointment of the Associate Planning Board member to a full member position:

Bea moved and Leah seconded the motion to appoint Henry Geller as a full board member. The vote was unanimous.

The board members determined that each would come up with a couple of potential Associate members

●Philippe Jordi in to discuss “pocket neighborhood” housing plan:

Philippe appeared before the board to discuss a plan that he and his colleagues are working on. He said that Faren Worthington, one of his colleagues, has secured a vision fellowship for two years. He said, “we are trying to be smarter about what we are doing. We want to do this in a way that is more sensitive to where we live.” He said that Faren is working with the MVC, hoping to get site specific information on areas on the island that are sensitive regarding septic/ sewer, habitat, wetlands, etc.

Philippe displayed some plans of existing affordable housing units on the island and said they want to come up with good designs that are affordable. He said that the Scott’s Grove design is better than the design for the Sepiessa development. He said they have limited time and limited resources, and they want the process for pocket neighborhoods to be in place.

Philippe explained that IHT is doing conversions now and the Hanover House in Vineyard Haven is being converted to affordable housing for hospital staff. Bea mentioned that the Planning Board is currently revising the housing section of the zoning bylaws. She asked if Philippe’s guidelines allow for mixed income housing, and Philippe said that they do. Bea said that the constraint in West Tisbury is that we have septic systems. Philippe said that they have to install public water supply systems for rental unit neighborhoods.

Faren Worthington explained that all liability falls on the IHT. She said they are looking at overlay zoning, open space, wildlife, the hospital, FEMA flood zone in order to find the best locations for housing units. Bea pointed out that access to public transportation should be considered. Ginny suggested adding soil layers to the list as well. Bea said she is encouraged by tight dense small clusters of development. Leah asked if a development has a range of prices, could a portion of the units be restricted to year round housing. Philippe said that there could be a deed restriction that someone has to live there eleven months out of the year. Henry said the property would have to be their domicile. Matt said that there is an issue with neighbors not wanting affordable housing near them.

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He asked how the IHT creates assurance that neighborhoods are ok with the developments. Faren said they do one on one outreach, and it's been working so far. Philippe said they would rather meet with people individually rather than just springing it on them.

Matt asked Phillippe "what kind of message does it send to the community when the IHT hires builders from off island, rather than hiring within the island." Phillippe said that they don't have to accept the lowest bid and they want quality work. They look at local bids first. He said that frankly, when it's a big difference in cost, we have to go for it. He said they have worked with local builders. For example, IHT has dealt with local companies to fix drainage issues.

Leah asked Philippe if the rent is paid by the hospital for the Hanover House. He said that the hospital will initially subsidize the rent for the nurses.

Bea mentioned top-of-shop apartments and how expensive they are to install. They require sprinkler systems and large water tanks to be buried on the property. Matt said that it was an extremely expensive undertaking for a business owner on the Business District who added two apartments on top of his lawn mower business.

●Pond View Farm property:

Ginny explained that a site plan the board had recently reviewed and approved is currently being landscaped with several large trees that they appear to have been brought in from the main land. There are about 25 evergreens and 25 smaller trees. Ginny said they don't seem to be adhering to the boards list of suggested conditions. Bea said that the list suggests species, not birth place.

CORRESPONDENCE:

●E-911address assignment:

Bea moved and Leah seconded the motion to approve an address assignment for the property located on Assessor's Map 38, Lot 7.12 for Coffin Real Estate Nom Trust, the vote was unanimous.

●Letter from Dukes County Regional Housing Authority:

Jane read a letter from the Housing Authority which stated that Josh Dunn qualifies for affordable housing. The board determined that the only way he could create affordable housing on his aunts property would be to cut off an acre of land that the guest house occupies.

Matt asked if two 1 acre lots could be created off of a five acre lot. Bea said it was possible under Section 4.4-7 A-2 of the zoning bylaws.

MINUTES:

Bea moved and Leah seconded the motion to approve the minutes of the April 2, 2019 minutes.

Meeting Adjourned at 6:30 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on 5/6/2019