

WEST TISBURY PLANNING BOARD MINUTES April 26, 2021

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

ABSENT: Bea Phear

ALSO PRESENT: Kenny Abbot, Doug Hoehn, Julie Braverman, Jane Rossi.

Leah opened the meeting at 5:35 and chaired the meeting for the first application. Ginny chaired the meeting from that point forward..

●Form A application from Doug Hoehn on behalf of Clark Bruno and Julie Braverman Bruno to create frontage onto Harpoon Lane from the property located on Assessor's Map 31, Lot 121, Old County Road:

Leah began by saying that the board has already reviewed the plan and had previously visited the site. Doug explained that the plan is to create frontage to Edgartown Road through Harpoon Lane, and to omit access to Old County Road. Leah asked if the new configuration will eliminate the "leg" of the lot that extends to Old County Road and Doug said the leg will be reconfigured into the lot proportionately. He said an attorney will take care of the conveyance of the triangle portion of Harpoon Lane to the Bruno's. They will then return with a plan for board review. Ginny wanted to confirm that there will be no thru-traffic between Old County Road, through Harpoon Lane to Edgartown Road. Doug confirmed it will not be open for access in any way.

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

●Form A application from Kenny Abbot on behalf of Peter and Margaret D'Angelo for a lot line adjustment on Assessor's Map 10, Lot 203, Takemy Road:

Ken Abbot explained that the D'Angelo's are proposing to create a 3.5+/- acre lot 7.1 acre property with access to Stoney Hill Road with reduced frontage to 25 feet which meets the criteria for a private road under Section 4.4-3 B of the zoning bylaws. Matt said he was near the property on the previous weekend and said the road is fairly well traveled. He asked if Stoney Hill Road had an association and Kenny confirmed it does. Leah commented that the owner's house is on the back lot and they should consider sharing a driveway. Kenny said the D'Angelo's may consider it. Kenny said that Takemy Path already has utilities. Henry asked if fire safety has been considered. Jane mentioned that John Abrams' development is within the vicinity and they have a water source. Matt said there is a pond at Co-Housing. Leah asked if there is sufficient access to get from Co-Housing to the property. Matt mentioned that one of the sources is for town use. Ginny suggested the decision letter include the location(s) of a water source.

Henry asked if there are any agreements between West Tisbury and Tisbury regarding use of roads that travel to and from the towns on the back roads. Jane said she wasn't aware of any agreements but would look into it.

Leah made a motion to approve the plan subject to confirmation of access to an adequate fire water source and Matt seconded the motion. Matt-yes, Ginny-yes, Leah-yes, Henry-yes.

WEST TISBURY PLANNING BOARD MINUTES April 26, 2021, pg 2

DISCUSSION:

Cottrell second curb cut:

The board determined that the applicant has had ample time on his extended use of a denied second curb cut. Jane was asked to draft a final letter to the B&Z Inspector as an enforcement issue.

MINUTES:

● *Leah motioned to approve the March 22, 2021 minutes as amended and Henry seconded the motion. The vote was unanimous. Leah-yes, Henry-yes, Matt-yes, Ginny-yes.*

● *Leah motioned to approve the April 5, 2021 minutes as amended and Matt seconded the motion. Leah-yes, Matt-yes, Ginny-yes, Henry abstained.*

Zoning Board of Appeals Referrals:

● **FFD Enterprises MA Inc.:**

Change of ownership from Patient Centric on Assessor's Map 21, Lot 12 and 90 Dr. Fisher Road and Map 16, Lot 101, 510 State Road:

● Set back relief for an addition to an existing garage on Assessor's Map 31, Lot 25, 643 Edgartown Road:

● Set back relief for a carport on Assessor's Map 64, Lot 6, 1201 State Road:

Leah made a motion to refer the applications back to the Board of Appeals with no opinion and Ginny seconded the motion. Leah-yes, Ginny-yes, Matt-yes, Henry-yes.

Other Business:

Matt explained that although he had missed the last Housing Bank Committee meeting, he did watch the zoom meeting. He felt there need to be some changes to the bylaws regarding community housing. He suggested the board examine three-acre zoning. This will be discussed at a future meeting.

Adjourned at 6:15 pm

Respectfully Submitted,

Jane Rossi, Administrator

Approved on May 10, 2021, Smith-yes, Jones-yes, Merry-yes, Geller-yes, Phear abstained from the vote