

WEST TISBURY PLANNING BOARD MINUTES April 5, 2021

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

ABSENT: Henry Geller

ALSO PRESENT: Samantha Look, Whit Griswold, Heikki Soikkeli, John Hartzband, Julie Bruno, Harriet Bernstein and Jane Rossi.

DISCUSSION:

Preserve West Tisbury Committee follow-up presentation:

Samantha Look explained that the draft bylaw proposal is slightly different from the last presented draft. The last draft deals with accessory structures and size allowance. She said this has been an issue for Joe Tierney because of the potential for a property owner to convert a non-habitable structure into a leaving/rental unit. Samantha explained the proposed limits on accessory structures in addition to the size of the main dwelling. In some cases, the bylaw would allow for the expansion of an accessory structure with a simultaneous reduction in the size of the main dwelling. Sam said the maximum house size could not exceed 3500 square feet by right and up to 6000 square feet by special permit on a three-acre lot.

Sam went on to point out that they are looking into the nitrogen loading septic system advantages and are in conversations with the Board of Health. The BOH is taking it into consideration.

Bea said she had three comments: the first was to congratulate the committee on a job well done and felt they captured the distinction between accessory and residential very well. She said she didn't have an opinion on the size numbers even though she would like to see accessory structures be a little bit smaller. She wondered if they committee had discussed her comment the last time they met regarding adherence to guidelines because she felt there was a grammatical error. She asked if they were guidelines or mandates because guidelines wouldn't have to be adhered to. Samantha said these are simply guidelines. The second thing she stressed upon was the nitrogen loading systems. She said they should be addressed in Section #10, or under Section #7. Ginny pointed out that a barn for agricultural purposes such as storing hay, may require more space. Samantha said they removed all agricultural and storage language because it is already addressed in the bylaws. Matt said he was pleased with the language.

Next Step: Samantha said they will appear before the ZBA and the Selectmen next and they will send a copy of their proposal to the MV Builders Association. Leah pointed out that they will need to hold several public meetings and Bea suggested they use the Webinar format which is best for large groups. Whit said they are hoping to hold a couple of meetings in the spring and be ready for the Warrant if there is a fall town meeting. Leah said the annual town meeting was best for such a proposal because there is usually adequate turnout and it's only fair to the town. Matt and Bea agreed suggested they reach out to the MVC to discuss what their plan is. Samantha said she has already been working with Joan Malkin who was a member of the Chilmark house committee. Ginny suggested Samantha reach out to Bill Veno as well.

Harpoon Lane:

Leah said the pull-outs on Harpoon Lane seem adequate. However, the surface of the road should be smoothed out. Ginny suggested the sides of the road be cut back and the entrance needs to be cleared and

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maintained for visual purposes. Amy suggested the area within the brush on the sides of the road be cleared out. There are a lot of fallen trees and it could be a fire hazard. Jon Hartzband said the trees fall during storms and the property owners have removed some. Matt stated that the road is 550 feet long and a standard road should have turn outs every 200 feet. He said the number of turnouts that exist on Harpoon Lane seem appropriate. Jon said there are currently three, and the new curb cut the Bruno's are proposing will technically be the fourth.

Bea said the proposal sounds fine, and the Historic District is in favor of the plan. The existing Bruno house will use its current access on Old County Road and the rear lot will use Harpoon Lane with no access to Old County Road. Leah confirmed the list of requests: Clear the line of side on the sides of the road, improve the road surface and cut back and maintain the entrance.

Harriet asked Julie if she will be installing the driveway or just the curb cut. Julie said she didn't know at this point. Doug said the driveway can go anywhere on the 100 feet of frontage. He said it's likely the buyer will make that determination. Doug said he will return with two plans.

Pickleball Courts:

Jane explained that Joe has informed her he is receiving requests to remodel tennis courts into pickleball courts. He is treating them as a "court", even though some abutters are complaining that they are noisier than a tennis court. Matt said they are popular and less expensive to build. However, he wanted an opinion from the Planning Board.

The board said it is not a planning issue and will leave it up to Joe. They also pointed out that it sounds like a good form of exercise.

OTHER BUSINESS:

Tree removal request:

Two cedar trees on Old County Road at Map 31, Lot 17.2.

Leah moved and Bea seconded the motion to grant approval to remove the trees to clear the line of site onto Old County Road. Bea-yes, Leah-yes, Ginny-yes, Matt-yes.

Adjourned at pm 6:30

Respectfully Submitted,

Jane Rossi, Administrator

**Approved on April 26, 2021, Leah-yes, Merry-yes, Ginny-yes,
Geller-abstained**