

## **WEST TISBURY PLANNING BOARD MINUTES May 10, 2021**

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

**ALSO PRESENT:** George Sourati, Ellen Kaplan, Jarrett Herwitz, Mark Jenkins, Nancy Tao, Derrill Bazy and Jane Rossi.

*Ginny opened the meeting at 5:30 pm*

**●Form A application from George Sourati on behalf of Sasha Rakovshik to divide an 11.9 acre lot into two lots on Assessor's Map 43, Lot 1, 100 Watcha Club Road:**

George explained that the property contains two dwellings and each has its own well. The plan is for two sisters to each own a house so they want to divide the lots allowing each property provide proper setbacks from the property lines and the coastal district. The lots will be 6.6 acres and 5.3 acres.

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

*George said the mylar will be dropped at the Town Hall for signature.*

### **DISCUSSION:**

**●Speaker on Town meeting floor to amend Article #12 of the Town Warrant:**

Leah will speak on behalf of the Board to remove the article indefinitely. Amy suggested the board have a preamble to the future proposal from the Preserve West Tisbury Committee. However, the board felt it was not necessary.

**●Alley's General Store:**

Ginny stated that the Historical Trust has leased the business to LeRoux Home. She expressed her concerns because Alley's has been a useful source for the community as a general store. Leah mentioned that Leroux plans to run Alley's as a general store and they know how to run a business. She pointed out that the Trust owns the building and LeRoux will lease the space. Bea pointed out that the subject does not fall within the boards' jurisdiction. Ginny said she hoped whatever they do will be community based.

**●Illegal curb cuts:**

Jane explained that she had received an email inquiring about some new or potential curb cut around town that seemed to be either dangerous or illegal. She explained that one was a request for a second cut to serve a farm stand and parking lot. She told the property owner that they needed permission from the state since it is on a state highway and then he will need to address the request with the board. Joe has drafted a letter explaining the process.

The other cut is also on the state highway and is fully functional. Jane explained that Joe contacted the state about it and they have no record of a request to install it. He is following up on it. Since the house is being renovated it may need to remain temporarily.

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The property at 668 Old County Road has a new cut that Amy said is tracking dirt onto the road. She asked if and when they will install their apron. Jane was asked to check on the status of the application to install the apron.

The Cottrell cut remains open and the board asked Jane to get an update from Joe on the status. It was mentioned that the concrete will be in the way of any shrub plantings. Ginny said the only pavement that needs to remain is the area Richie Olsen has deemed necessary for water run-off, and the rest can be removed.

### ●State Forest Housing:

Ginny pointed out that housing has been cleared for the State Forest Manager. She said Julian Cyr signed a letter in favor plan. Bill Veno said that Dan Doyle attended the hearing on the subject and testified.

### ●Discussion with Derrill Bazy on an effort to create affordable housing at 308 Oak Lane:

Bea began by stating that she suggests Derrill move forward with his plans. Derrill said the proposal is to construct two affordable housing units on the property, each containing 2 bedrooms plus space for a third bedroom on the second floor. He said they may make an offer to the Seller but wanted to reach out to the Planning Board first. Leah said the idea sounded good but the board couldn't make any decisions without a plan. Derrill said they would like to do more in the way of dwelling units if possible. Leah said 6 bedrooms seems to be suitable for the size of the lot. Bea said traffic is a factor and too much would impact the road negatively given the location of the lot. Bea asked if they will be owner or rental units and Derrill said they would like to make them owner occupied, and, if so, they may have a basement. He said they will be similar to Scott's Grove and the Kuehn's Way developments; the septic will accommodate three-bedroom units and plumbing will be installed in the second floor for future renovations. He pointed out that in Aquinnah they are building stacked units. Ginny pointed out that first floor bedrooms would work best for seniors.

A discussion ensued regarding the Child property that has been purchased by Island Autism Group. Derrill said that the Land Bank is not in favor of relocating the driveway to the side of the property closest to their field. Matt asked why the Land Bank was concerned since the driveway isn't on their property. He suggested there should be some give and take regarding the best location for the driveway. The board is looking at ways to mitigate sound. It was suggested that a letter be drafted to the Land Bank explaining that it would be a simple switch. Derrill said it would actually not be that easy to get the driveway near the house if it were on the other side of it. However, he also said that the Autism Group is planning to demolish the existing house. Matt said the Land Bank is asking for a parking area in the lower field, so it's all about how things impact the neighborhood. Jane was asked to find out who the town representative to the Land Bank is.

**MINUTES:** Leah made a motion to approve the April 26, 2021 minutes and Matt seconded the motion: Leah-yes, Matt-yes, Ginny-yes, Henry-yes, Bea abstained from the vote.

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**CORRESPONDENCE:**

- Violation letter
- 4 public hearing notices from Edgartown
- **Referrals from the ZBA:**

- **Map 30, Lot 2.8, 62 Pond Road, Application for a pool.**

*The board voted to refer the application back to the ZBA with no opinion.*

- **Map 21, Lot 12, 90 Dr. Fisher Road, application for 3 storage containers for Kaysky LLC.**

*Matt said the board has allowed storage containers in the LI District with no problem. He suggested they not be stacked. Bill Veno said the application will be reviewed by the MVC. He also asked if this is what the Board envisions for the LI District. He was told that is what the district is for; items that won't fit into the RU District. The board asked Jane to add "no stacking" in the letter to the ZBA.*

- **Map 31, Lot 67, 2 Pond View Farm Road, application for setback relief.**

*The board voted to send the application back to the ZBA with no opinion.*

**Further Discussion:**

- Henry asked who is in charge of the Special Ways and Jane said the Byways Committee oversees the ways. Henry said that a section of Scrubby Neck Road is being widened and there is a lot of commercial traffic on it. It is a very pot-holed road. Leah agreed and said she has driven the road.

- Henry also mentioned the issue with the Trustees of Reservations and the volume of traffic on the road. He said the parking area has expanded and it is not being addressed. It was suggested that he, and anyone else interested, appear before the Select Board with these concerns.

- Jane mentioned that Nancy Polucci has been in touch with her regarding traffic on Christiantown Road and across her property. She said the Lasker property is the cause of the traffic and they appear to be creating more than the allotted access. Jane was asked to contact Doug Hoehn since he drafted the plot plan.

- Ginny mentioned that the Tisbury Great Pond is opened and there is an issue with plovers.

Adjourned at 6:50 pm

Respectfully Submitted,

Jane Rossi, Administrator

**Approved on May 24, 2021-Bea-yes, Leah-yes, Ginny-yes, Matt-yes, Henry-yes**