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PRESENT Ginny Jones, Leah Smith, John Rau, Heikki Soikkeli, Amy Upton, Matt Merry.

ALSO PRESENT: *(Names as they appeared on the Zoom screen)*

Samuel Hall, Michelle Brescia, Café, Paul Bangs, Arthur Eakin, John, Marilyn Vakota, Glenn Provost, Becky, K. Lucas, Charles Bangs, Jeffrey Kominers, Justine Hall, Bangs Mini Online, Kimberly IPad, Janet Sylvia, 49 Old Coach Road, IPAD, AMC, Cynthia Aguilar, Emily and Alex Avakian, Alaj's, Emily Brodie, James, Reid Silva and Jane Rossi.

Leah opened the meeting at 5:30 pm.

● **Public hearing on application for a special permit from Glenn Provost on behalf of Paul, James and Charles Bangs, to subdivide the property into 3 buildable lots and a Homesite lot on Map 16, Lot 118, 101 Old Coach Road, RU District.**

Leah opened the hearing and read the hearing notice.

Ginny Jones recused herself from the hearing as a relative to an abutter.

Glenn Provost began by stating that the Bangs family plan to subdivide their 25.9 acre vacant lot into three separate 7.91 acre buildable lots and one 1.37 affordable Homesite lot. A 40 foot right of way will run through the property to provide access for each lot. The Bangs family will each own a 7.91 acre lot and they have no plans to build or sell currently. Glenn explained that an easement was granted to the property in 1997 to use the Island Farms roads recorded under Registry of Deeds Book 706, Page 123. In 2022 access was gained through the Haynes property to use the Old Coach Road. The original access was granted through Benjamin Boldt. Glenn added that the Bangs will become a part of any road associations, and there will be no denial of access to the special way that runs along the property line of the proposed Homesite lot.

Kim Lucas stated that Old Coach Road is a narrow path. Glenn pointed out that roads are called "right of ways" and the 40 foot ROW meanders within the road. Leah asked how many lots were located on Old Coach Road and Heikki figured 20 to 40 lots. Pamela Danz said the road is heavily populated. Kim said there have been multiple accidents on the road and it is very dangerous.

Leah stated that the concerns were additional traffic and the preservation of the special way. Heikki stated that the roads within the Island Farms area serve a lot of properties; Old Coach Road runs directly into the Bangs property, and the Bangs have made every effort to not develop the lot. He asked if the lots would be further subdivided. Glenn said there are no plans at this time. Leah said the board has concerns about approval of a plan only to approve a further subdivision plan later on. The board prefers to see the entire plan. Matt said it appeared the Bangs could have created more lots but have chosen to each have one large lot, the access has

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already been granted, and he sees no major issues with the proposal. Glenn said the Bangs can't commit to what their future plans are at this time. Leah suggested they continue the hearing so the owners can discuss what they may wish to do with their lots and return with a potentially modified plan.

Marilyn Vakota said the easement to the property isn't perfect, adding it was owned by Cournoyer at the time the easement was granted. Glenn said the easement is valid. Emily Avakian and what the plans were for the affordable lot stating that something such as Scott's Grove would create a lot of additional traffic. The Bangs were not sure. Glenn said the use would be up to the town and the Affordable Housing Committee would oversee the proposal. Scott asked if there has been an attempt to obtain an easement over another property. Glenn said they have only gone with the easement that are in place. Glenn said that Ben Boldt deeded to Francis Cournoyer the rights to use the roads. Glenn also said there is a legal question that he would look into.

Amy said the application will have to go to the MVC as a mandatory referral since it is a development over 10 acres. Leah said the possibility of additional subdivision would require another affordable lot.

Jeff Kominers asked about the underground utilities and asked where the starting point is located. Glenn said the utility company would find the closest point to the property to install the new service to the lot. He asked if the lines within the roads have sufficient power. Glenn said the power line is on the plan and runs through the property. Glenn said the plan shows an existing overhead power line that crosses the Bangs property and it may be what will serve the property. He said he was almost sure that the power will come from the existing line of power on the lot. He said the poles exist. The power company will determine how the power will come into the property from the State Road.

Jeffrey Kominers suggested there could be 20 to 30 homes in the development and said it's a huge concern.

Paul Bangs said the development that will be using the roads.

Leah suggested a continuance so the applicants can fine tune the project and the board can review the property.

Amy made a motion to continue the hearing to June 12th at 5:30 pm and Matt seconded the motion. Amy-yes, Matt-yes, Leah-yes, Heikki-yes, Ginny, recused.

•Site Plan Review application for a house over 3000 square feet on Map 11, Lot 44, 62 Ophelia Way, RU District:

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Reid displayed the plan and explained the location of the property and its proximity to House Pond. He said the applicants have been reviewed by the Conservation Commission and the ZBA. The existing house will be removed, there a wetlands with a large bank and the house will be built into the bank. Leah asked if there would be extensive excavation and Reid said there will be approximately 1000 feet of floor area built into the bank. However, the excavation won't change the land form and they are not creating a wall-out, nor are they likely to build on top of the bank. Matt said he has done some work there and wall out does exist. Reid said the Con Com will be discussing this. Reid added that the lot is treed so they can build to 30 feet.

Amy made a motion in favor of the plan and Heikki seconded the motion. Amy-yes, Heikki-yes, Matt-yes, Leah-yes, Ginny-yes.

ZBA Referrals:

● **Brody, Map 11, Lot 44, 62 Ophelia Way:** *Heikki moved and Amy seconded the motion to refer the application back to the ZBA. Heikki-yes, Amy-yes, Matt-yes, Leah-yes, Ginny-yes.*

DISCUSSION:

Guest House Lot Size:

Matt informed the board that he had been receiving a lot of requests to reduce the 4.5 lot size requirement to allow a guest house. He said owners could potentially utilize a guest house as a year round rental if they were easier to obtain. Any agreed and said the allowable lot size could go down to 3 acres and the deed could indicate the guest house is restricted to year round rentals. Matt added there are a lot more 3 acre lots in town than 4.5 acre lots. John said he wasn't sure the town needed more density, what the town does need is more affordable housing.

Stillpoint:

Jane said the applicants will appear before the ZBA so the Planning Board will have the opportunity to review and weigh in prior to the hearing. Ginny pointed out that any prior restrictions on the property still stand and are recorded with the Registry of Deeds.

Visioning Study:

Jane was asked to print the available documents for the board. The following needs to be addressed:

Potential Steering Committee Members

Questionnaire (Jane will re-draft)

Location for the Session

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Topics to be discussed and addressed

RFP.

Jane said she has 3 potential consultant firms that are interested, one of which is the woman that ran the previous study. She asked the board to send her any concerns or changes that they would like to see addressed at the study such as road safety, short term rentals, updating the village district by adding more retail sales, etc.

MVC Referral of the Fischer:

Jane asked the board if they would prefer to refer the Fischer subdivision application to the MVC directly, or open the public hearing and refer at that point. The board felt the hearing should be opened first.

MINUTES: *Ginny made a motion to approve the April 3, April 24, May 1 and May 8 minutes as amended and Amy seconded the motion. Ginny-yes, Amy-yes, Leah-yes, Matt-yes, Heikki recused.*

Meeting adjourned at 6:45 pm

Respectfully Submitted,

Jane Rossi, Board Administrator.

Approved on June 12, 2023, Ginny-yes, Leah-yes

Amy-yes, Matt-yes, Heikki-yes