

## **WEST TISBURY PLANNING BOARD MINUTES May 20, 2019**

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

**ALSO PRESENT:** Rise Terney, Bill Veno, Harriet Bernstein, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

### **●Report from Rise Terney on the Affordable Housing Committee:**

#### **57 Rustling Oaks Road:**

Rise Terney, Planning Board representative to the AHC, reported that the property located at 57 Rustling Oaks Road will be foreclosed on. She said the owners have not paid the mortgage in over a year and they still occupy the house. The house will be sold at auction on May 22<sup>nd</sup>. The bank will get the \$283,000.00 they are owed and the town will get the remainder.

#### **Clark Perlman House on VH-EDG Road:**

Island Housing Trust purchased this house for \$900,000.00. They have asked West Tisbury, Oak Bluffs and Tisbury to commit funds to help with the costs. West Tisbury will contribute \$75,000.00 and will receive local preference at the initial lottery. The building will be used for workforce housing and the units will have kitchenettes. The house is not ADA compliant and they can't bring it up to code because of its age.

#### **Old Courthouse Road:**

The RFP has been completed. The AHC is still in dialogue with the neighbors. They want it to be owner occupied. The property will be land leased with a structure on it. They are not sure if the units will be owner occupied or rented. There will be one building with one to two units, and there will be four bedrooms.

#### **Scott's Grove:**

An abutter has requested that an exterior light be adjusted because it shines in his direction. Other than that all is well.

#### **Housing Bank:**

Rise reported that Jen Rand has asked the AHC to meet with the Selectmen to discuss the Housing Bank.

Rise also reported that the AHC has reviewed its refinancing procedures and has updated them.

Bea asked Rise about the triangle lot at the corner of State and Lambert's Cove Road. Henry said that when he was on the AHC, they had a conversation with the Selectmen about that lot and the Selectmen were enthusiastic about doing something with it. Bea said that it would be a town meeting

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decision to do something with the property, not the Selectmen. Jane was asked to contact Jen Rand to see if there are any restrictions on the lot.

### **Question from the Electrical Inspector:**

Jane informed the board that Tom Colligan had asked her if it would be ok to improve the failing utility lines at the Flat Point Farm property prior to review of a plan. The board determined that the Fischers do not need permission from the board to get the work done.

### **Educational Uses:**

Jane explained that The B & Z Inspector had suggested the Planning Board request an event calendar from applicants applying under the Educational/Religious/Non-Profit organizations bylaw. The board determined that it was an enforcement issue and not up to the board.

### **Meeting with Tim Boland:**

Jane explained that Tim Boland of The Polly Hill Arboretum came in to discuss the removal of several trees at the Ag Hall property. He said that one of the trees was very old and belonged to the Arboretum. He said that Joe Tierney told him that Brian Athearn said he was informed by Dale McClure that the trees were dead. Bill Veno stated that there is no regulation for cutting down trees.

### **Proposal for a curb cut at the West Tisbury School:**

Jane displayed a plan and pointed out where Dan Doyle of the MVC suggests the placement of a curb cut into the existing parking lot. Matt felt it would make more sense to widen the existing apron. Leah said she would like to see more of their overall plan.

### **Signage on Special Ways:**

Ginny read an email from Harriet Bernstein requesting that signs be placed on special ways. Ginny pointed out that this was a question for the Selectmen. Harriet said she would like the town to work with the Land Bank. Bill Veno said the Land Bank won't install signs unless they have a management agreement with the town. He said that Shubael Weeks Road ends at Beaten Path which is private. The Land Bank couldn't execute an agreement unless it was public. However, Bill said, there could be a discussion with the property owners. He said the Land Bank is asserting public rights on Red Coat Hill Road. Bill suggested the Byways Committee work with the Land Bank, and the Land Bank can work on obtaining easements.

### **FURTHER DISCUSSION:**

- Ginny asked Bill if there was any news to report on the airport plan. Bill said they are pushing forward with the expansion of the business park. He said that presently their grand idea is aimed at an environmental impact review. They want to know when they should measure the traffic. Henry said

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after a plane lands in the summer. Bill said they may consider a connector road that will run through the business park and out to Barns Road. He also pointed out that Natural Heritage poses a problem.

●Ginny informed Bill Veno that she had suggested the Arboretum and the Ag Society consider pathways through their property. She informed him that the solar panels at the Ag Hall property will be roof mounted as part of the Film Festival plan.

**MINUTES:**

Leah moved and Bea seconded the motion to approve the May 6, 2019 minutes. The vote was unanimous.

Meeting Adjourned at 6:30 pm

Respectfully submitted,

Jane Rossi, Administrator

**Approved on June 3, 2019**