

WEST TISBURY PLANNING BOARD MINUTES May 22, 2023 pg 1

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

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

Phil Regan, Reid Silva, Kris Horiuchi, Peter Sorrentino, Rachel Sorrentino, Valerie Becker, Hugh Phear, Deborah Magnuson, Samantha Look, Jane Rossi.

Leah opened the meeting at 5:30 pm.

● **Continued public hearing on application for a special permit from Rachel and Peter Sorrentino to exceed floor area under Section 4.4-8 B 3 of the zoning bylaws on Assessor's Map 35, Lot 7, 71 Carl's Way, RU District.**

Leah stated the continuation of the hearing was due to a board site visit to the Sorrentino property. The size of the proposed house and outbuildings and the criteria for allowing square foot overage are the issues. The combined square footage of the house and other structures is 7000+ square feet.

Ginny said the request for height relief and impact on the water table were issues for her and PFAS testing should be a requirement. Also, she suggested Jane ask the B&Z Inspector what is involved in relocating the existing house. She felt the size of the project was an issue, being such a visible location from the pond; she was concerned about pond pollution, the rip rap shown on the plan and a proposed dock.

Leah asked Samantha to summarize the letter from the Vineyard Conservation Society. Samantha said that VCS is not in favor of large building projects and this project is an example of why the bylaw was created. Visibility and lighting are a big impact on the pond; the VCS does not support what is being proposed. She added that the bylaw allows for 5700 square feet by right, so adding additional square footage in such a sensitive area seems excessive when it should be protected. Looking at the neighborhood, this proposal is not in synch with what currently exists. The bylaw is in place to preserve the land and character of the Vineyard as much as possible.

Leah pointed out that Jane had conducted a comparison of the neighboring lots and the structural square footage in comparison to the Sorrentino proposal, finding that the total structures per lot are anywhere between 1000 to 3000 and 4000 square feet. The Sorrentino project is almost twice that in size and volume. Also, she said the proposed structure is a lot closer to Town Cove than the existing buildings are and push up against the wetlands and coastal bank setback zones.

Amy said that when she began with the Planning Board, it was tasked with reviewing houses over 3000 square feet, and the board could recommend but could not condition those plans. The Board's "Preserving West Tisbury" subcommittee proposed rules in the bylaws regulating

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structure size. The town voted 350 to 11 in favor of the new bylaws, and it is clear what the town wants. She said the board has a clear set of criteria. She suggested asking the applicant to withdraw the application and come back with a different plan.

Matt said he found the application to be tricky. He spends a lot of time on the pond while he also understands what the Sorrentinos want. He said the house is expansive and there is a lot of glass. He would like to see some changes to the plan.

Heikki stated he is lucky to live on the pond. He knows the impact large developments have on the pond and it is disconcerting. The arc-shape of the house, the glass and the 350 foot span of the structures are an issue, glazing included. He said he designs and builds, and this proposal is not suitable, it is too impactful.

John Rau said town residents have spoken clearly and this is much larger than what is allowed by right. Unless someone can show a hardship, it is his understanding that the board shouldn't act favorably.

Leah outlined the boards concerns: sensitivity of the pond, size, visibility, noise impact, light pollution, town vote, not suitable for the lot. She suggested the applicants withdraw and come back with a scaled-down plan.

Phil said all of the bedrooms don't front the pond at all. The amount of stakes we put out seems to have confused the board because there are gaps between the buildings. We are pushing back from the setback lines as much as possible. The area closest to the pond would be restored with landscaping. We thought we had taken steps to consider the pond.

The lot is 3.62 acres so we are allowed up to 5000 square feet by right. He asked the board how they are supposed to know what to do. He said Chilmark approves by a series of points. Amy suggested the size be reduced. She suggested the applicants work with Reid who knows the bylaw and can help them to figure it out. Heikki said the item on the check list that is most important is item #1 which is about impact, neighborhood, and keeping the lot in its natural state. Ginny said all 12 of the checklist items are relevant and the board has to look at the size and scope, the impact, proximity, exposure; it's all important.

A discussion ensued regarding RFA and SFA and Phil suggested by possibly removing 1000 of the RFA they would still be above the allowable size but could come back with a revision.

Matt suggested the landscaping plan be revised to cut any glare onto the pond. Kris, the Landscape Architect, said they have been concerned about the context of their plan. The views from the pond are important and the existing vegetation will be maintained. She suggested natural evergreens. Phil said the highest portion of the house won't be visible from the pond. He

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said the only visible portion of the house with glass is the social area. Heikki felt the height relief was not necessary. Leah said the board could either vote now, the applicants could withdraw, or the hearing could be continued so the applicants can discuss what they want to do. Peter Sorrentino described how they have been working on the project for a long time, they will soon be full time islanders as they wish to retire on the island, and they won't be renting their property to others. They want to come up with what will work best.

Rachel Sorrentino asked what the board wanted to see and Amy said the board cannot specify as that is not in their purview. Peter Sorrentino wanted to know how they were out of compliance with the bylaw. Leah said the bylaw provides what is allowed in terms of square footage, and permitting square footage beyond that is up to the board, considering the criteria that are in the review list. Samantha said the bylaw is a math equation and the criteria are not being met. Reid asked the Sorrentinos what they were willing to do, withdraw or continue.

Phil asked to continue to July 31st at 5:30 pm. If there is a hole in the schedule Jane will inform the board and notify the applicants.

Ginny moved and Amy seconded the motion to continue to July 31 2023. Ginny-yes, Amy-yes, Leah-yes, Matt-yes, Heikki-yes.

●ZBA Referral:

Holtham: Map 31, Lot 34.1, 575 Edgartown Road, for an Accessory Apartment, setback relief and a structure over 676 square feet.

The board voted to refer back to the ZBA for their determination.

DISCUSSION:

●Visioning Study:

Jane will finalize the RFP with Jen and work with Ken Vincent on a poster for the board to review.

●Jane was asked to contact Glenn Provost to get a status report on the easement in question to the Bangs property.

MINUTES:

June 5, 2023: Amy moved and Leah seconded the motion to approve as amended. Amy-yes, Leah-yes, Matt-yes, Heikki-yes, Ginny-yes.

Meeting adjourned at 7:25 pm

Respectfully Submitted,

Jane Rossi, Board Administrator.

**Approved as amended on June 12, 2023 Ginny-yes,
Matt-yes, Leah-yes, Heikki-yes, Amy-yes**