

WEST TISBURY PLANNING BOARD MINUTES May 6, 2019

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

ABSENT: Henry Geller

ALSO PRESENT: Kara Shemeth, Reid Silva, Chris Cottrell, Rob McCarron, Tom Bena, Kristina West, Brian Athearn, Jane Rossi

Ginny opened the meeting at 5:30 pm.

•Site Plan Review application from Chris Cottrell for a house over 3000 square feet on the property located on Assessor's Map 15, Lot 1, 274 Indian Hill Road:

Chris Cottrell displayed his plan and explained what his original plans were for the property. He said hoped to save the 250 year old house. He was hoping to relocate the house but was told by the MVC that Chris would be held accountable if the house were to be demolished during the move. Rather than risking further damage, he decided to make storage space out of the house and build a new house in the rear of the lot. He is also building a "garage/guesthouse" which is currently under construction.

Leah mentioned that there is a second curb cut on the property. Chris said it was there temporarily for construction purposes but he would like to keep it. Jane told Chris he would have to apply for a special permit if he wanted a second curb cut. Chris said that Richie Olsen asked him to put rap down to prevent the dirt from getting on the road.

Chris said the house will be 4078 square feet. The basement will eventually be finished but not right away. The first floor plan may change slightly but the square footage will not. The house will have two bedrooms and the guest house will have one. Joe has reviewed the plan and is ok with it. The highest point of the house is 29.10 feet.

Chris explained that the property was once a working farm and he would like to continue that tradition in some way. He mentioned a possible retail shop and then something about grandfathered because something was there in 1935. Ginny explained the grandfathering only goes back two years. Ginny said he could have a farm stand for an existing farm which complies with all the applicable conditions for a farm stand.

Matt said the plan shows a large area of wetlands. Chris said there are some vernal pools but it is not swampy. The board was concerned that the wetlands may reduce the size of the lot so the guest house may not be allowed. Ginny asked Reid Silva if he could weigh in. Reid said that there is no language in the subordinate dwelling bylaw that pertains to wetlands.

Bea moved to approve the size of the house as presented and Leah seconded the motion. The vote was unanimous.

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●Site Plan Review application from Kara Shemeth on behalf of Bagehot Back LLC, to construct a third dwelling under Section 4.1-1A of the zoning bylaws on the property located on Assessor's Map 38, Lot 8, 55 Oyster Watcha Road:

Kara Shemeth displayed the plan and stated that the property is staked. The property owners want to add a 1200 square foot garage with an apartment on the second floor. This will be a third dwelling so the review is required under Section 4.4-1 A of the zoning bylaws. She said that Natural Heritage has signed off on the project and Jane confirmed that she and the board had received that document. Kara said that the structure will be well within the setbacks and the property is 15 +/- acres.

Leah moved and Matt seconded the motion to approve the plan. The vote was unanimous.

DISCUSSION:

●Ag Society/Film Festival potential plan:

Reid Silva stated that they were before the board for an informal discussion. He displayed a plan and explained that they could propose one of two things; they could either create a road next to the existing Jane's Ways Road or they could consider seeking permission to use Jane's Way Road as their access to what is currently land owned by the Ag Society, a portion of which will soon transfer to the MV Film Festival. Reid said that they could do a simple lot line adjustment (Form A) to increase the solar paneled lot and decrease the abutting lot, and the Ag Society would keep the smaller lot for future use or sale. Reid said they may not be able to have two curb cuts. Bea stated that the Film Society is going to need road access. Rob McCarron pointed out that the Agricultural Preservation Restriction (APR) states that for non-profit educational uses are permitted so the Film Society is allowed. However, the question is whether the use of the road violates the APR.

Reid went on to explain that in 2002 the lot divided in half and they did not want two curb cuts. He said that they could consider doing a Form C subdivision and they would like the board to grant them the frontage.

Bea said there has been a lot of discussion regarding events at the Ag Hall. She asked if that conversation has come up regarding the Film Society conducting business on the property. Brian Athearn said it had not. Leah said she would like to see the existing road be the access to the properties. Bea said creating a new road would be undesirable, and she expressed her concerns about traffic. Tom Bena pointed out that there is more than enough room for a parking lot and Brian said the Ag Society would allow them to use their parking areas if need be. Leah expressed her concerns about the traffic on Scotchman's Bridge Lane and State Road. She said it is a dangerous intersection and they may want to consider improving it. Rob said that a lot depends on the APR. Tom said that it would be best to have cars come in one entrance and exit through another.

Tom explained that they are in the early stages of planning the structures. They will take down as few trees as possible. He said they hope to make a powerful addition to the town.

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Matt asked if the Ag Society and the Film Society will work together. Brian said that he is in good communication with the Woods family. He explained that the large field has to be Ag Hall related only. Bea said she would like to see a letter from the Vineyard Conservation Society and the Conservation Commission regarding this project.

Matt said if the APR is figured out and the use of the existing road is allowed then the idea seems fine. Ginny pointed out that the frontage could be on an easement.

DISCUSSION:

- The board set May 22nd as the date they would meet with the BOS to appoint Henry Geller to as a Planning Board member.

- Request from IHT on Scott's Grove RE: road/driveway:**

Jane informed the board that Derrill Bazy had contacted her to ask if they could place rap on the road/driveway to prevent it from creating pot holes. The board stated that they were in favor of the improvements.

MINUTES:

Bea moved and Leah seconded the motion to approve the April 22, 2019 minutes. The vote was unanimous.

Meeting Adjourned at 6:50 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on May 20, 2019