

WEST TISBURY PLANNING BOARD MINUTES June 12, 2023, pg 1

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

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

Arthur Eakin, Q.A. Bangs, Paul Bangs, Michele Brescia, Bangs Mini iPad, John, Glenn Provost, Marcia, Marilyn Vakota, James, Jeffrey Komminers, Janet Sylvia, Emma Brodie, Samantha Hadley, Peter Accinno, Chris Kluchs, Emily Avakian, Alex iPhone, Fire Tablet, Jane Rossi

Leah opened the meeting at 5:30 pm.

• Continued public hearing on an application from Paul Stuart Bangs, James Dexter Bangs and Charles Dana Bangs for a Special Permit under Section 9.1 and Section 4.4-7 of the zoning bylaws, and the Rules and Regulations Governing Subdivision Control Laws, to create three 7.91 acre lots and a 1.37 acre Homesite lot on Map 16, Lot 118, 101 Old Coach Road, RU District:

Glenn explained that the applicants had decided to alter their original plan by re-dividing the property into six 3+acre lots and one affordable Homesite lot. The size of the lots, being under 4.5 acres, will not allow guest houses. The deeded access through Island Farms Road will be confirmed through a confirmatory deed that will be signed by the Cournoyer daughters, owners of the easement. He explained that the suggested use of Nip & Tuck Lane to access the subdivision is not an option because each owner of the road would have to grant permission to the Bangs family. He said they will not restrict access to the shared use path that runs along the Homesite lot at any time now or in the future. The Homesite lot will contain a single family residence.

Leah explained that the application will be referred to the Martha's Vineyard Commission for review as is required under DRI checklist item # 2.2. She said there may need to be an additional affordable lot on the plan based on the increase in buildable lots. Glenn said that was not the case because 20% of 6 lots is 1.2 and the requirement is to round up or down depending on the percentage. In this case 1.2 equates to one affordable lot.

Leah stated some board members conducted a site visit to the property and the property is lovely. She said she was puzzled that there was no access to Nip and Tuck Lane. Glenn explained that the property does not have access just because it abuts the road so they don't have rights to use it. If they were to inquire about access, the owner could require large fees. John Rau asked about further subdivision and Leah pointed out that would be determined later.

Matt Merry said that access appears to be the issue and Glenn has stated the access is in the process of being resolved. He said he was surprised that Island Farms Road is so against the proposal. He doesn't feel it would be a detrimental impact on the road. Heikki agreed with Matt and said that Island Farms development contains 60 houses and the Bangs proposal would add 11.66% more. He didn't feel it was much. There have been several new houses constructed with in the last 10 years so construction has been evident. He pointed out that one of the abutter's letters suggested restricting any further access to lots

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adjoining the Bangs lots. He felt that was a good idea. Ginny agreed with Matt and Heikki and said she was surprised by the tenor of the Island Farms Road residents' letters. She has never seen much traffic on that road. However, she understood their concerns. Paul Bangs said his intention was to ask his 2 children if they wanted to live on the property. If not, he had no plans other than to continue cutting wood on the lots he would own.

Leah said the board will refer the application to the MVC with a letter stating their conditions regarding rate of construction, no further development, and standard conditions.

Ginny made a motion to refer the application to the MVC and Amy seconded the motion. Ginny-yes, Amy-yes, Leah-yes, Heikki-yes, Matt-yes. Leah said it will be sent upon receipt of the recorded confirmatory deed.

DISCUSSION:

Visioning Study:

Leah said she and Jane will meet with the Consultant on the following day for an initial discussion. Updating the board, she said several items have been discussed amongst the board including venue, catering, publicity, workshop dates/timeframe and steering committee compilation. Jane asked John and Heikki to send her a list of recommendations for committee members.

CORRESPONDENCE:

E-911 Address Assignment:

- Whitcomb: 133 Merry Farm Road. This is a part of the Merry Farm LLC subdivision creating a 24,690 square foot lot containing an existing house.

Ginny moved and Amy seconded the motion to approve the address. Ginny-yes, Amy-yes, Leah-yes, Matt-yes, Heikki-yes.

MINUTES:

Ginny moved and Amy seconded the motion to approve the May 22, 2023 minutes as amended. Ginny-yes, Amy-yes, Leah-yes, Matt-yes, Heikki-yes.

The June 5, 2023 minutes were rescheduled for approval at the next meeting.

GENERAL DISCUSSION:

- Ginny mentioned that the Charter School has a commercial kitchen that many would like to utilize during the summer months. She said one inquirer was told by Joe Tierney that the use would have to be agricultural. There is also a problem with certification. They will appear before the ZBA in the near future.

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●Matt said the Howes House proposal is progressing without public input and within the Historic District. The plan is massive and he wondered if they have reached out to the planning board at all. There will be a lot more traffic and parking issues. Amy said she had heard that Chilmark and Aquinnah were not on board. She added that the 401 State Road senior housing project is proposing to include a community center.

●A discussion ensued regarding applicants that appear to be working to find loopholes in the zoning bylaws. Heikki said the new bylaw may need some attention for clarification purposes, and Leah said that is a common occurrence. Amy said the Board's intention for the bylaws is what should stand. She said each application is different and should be treated individually. Matt pointed out that Chilmark's house bylaw has some exceptions for below-grade living space. He said that basements are easier and less expensive to utilize for habitable space. Leah pointed out her concerns for the removal of massive amounts of earth for more basement space.

●Matt suggested Amy take a look at the Sweet William Way structures to get a feel for a project that was once feared by many, and turned out to be suitable and attractive.

Meeting adjourned at 6:45 pm

Respectfully Submitted,

Jane Rossi, Board Administrator.

Approved on June 26, 2023, Ginny-yes, Leah-yes, Matt-yes, Amy-yes, Heikki-yes