

## WEST TISBURY PLANNING BOARD MINUTES June 15, 2020

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

**ALSO PRESENT:** John Guardagno, David Fleishman, Julie Fleishman, Travis Richie, Laura Marashlian, Lucia Dillon, Bruce MacNelly, Reade Milne, Jon Hartzband, Alexandra Bullen, Deryl Pedler, Michelle Brescia, Lindsay Russo, Ali Hedin, Jane Rossi.

Leah opened the meeting at 5:30.

**The board meeting was conducted remotely via Zoom due to the Covid 19 pandemic.**

**•Site Plan Review application from John Guardagno of South Mountain Company, on behalf of Blue Heron Farm, LLC., to install solar array panels on the property located on Assessor's Map 35, Lot 1.9, 99 Pond View Farm Road.**

John Guardagno appeared before the board and pointed out that the project has already been approved by the Zoning Board. However, the project should have been referred to the Planning Board prior to approval. He explained that the proposal was to install a 1,495 square foot ground mounted solar electric array in the front yard of the property with a request for 50 feet of front yard setback relief. Ginny pointed out that the road leading into the property had changed from the north east to the southeast. She asked if that was due to the solar installation. John said that when the large tree delivery occurred, the location did change slightly. Leah asked about the height of the array and John said it would be 10 feet.

John went on to explain that the landscape plan was submitted to the ZBA after the ZBA hearing, and some more low lying trees will be planted. Matt said he had reviewed the plans and said it appeared that the location of the panels indicated some excavation to hide them. John said that it does not appear there will be any dredging at this time.

*Bea made a motion to approve the solar panels within the coastal district and Ginny seconded the motion. Bea-yes, Ginny-yes, Matt-yes, Henry-yes, Leah-yes. All in favor.*

**•Site Plan Review application from Plum Hill Pre-School to relocate an existing school to the property located on Assessor's Map 10, Lot 52, 5 Pine Lane:**

Leah stated that the board has reviewed the proposal. Bea said she physically reviewed the property and said that the left-hand turn into the property from Old County Road is problematic. The vehicles will back up into the road when children will be dropped off. She suggested using Pine Lane for both access to and egress from the school/property to be located further into Pine Lane. Leah said it would be a mistake to have the entrance directly off of Old County Road.

Bruce MacNelly explained that he is the architect for the project and said he had drafted to site plans showing tow options to access the property. He said he will eventually have Reid Silva draft a certified plan once the location is determined. He mentioned that the Plum Hill staff was less inclined to use too much of Pine Lane, however, they could consider it. He said the drop-off location would be best to be located near the building.

Ginny asked if the group had checked to make sure they were not encroaching on the town lot that abuts said lot. She also stated that she agreed that keeping the driveways as far to the east as possible was best.

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Bruce said they will get an engineered plan drafted. Ginny said that the narrative indicated that the guest house will be rented affordably. Lucia said that was the case and they hope to rent to a faculty member. Bea said that the plan is approved conceptual to the entrance and exit to be located on Pine Lane as far to the east as possible. Bruce said he will return with a certified plan. Bruce mentioned that they want to erect a fence along the back yard and he is in the process of discussing the plan with the B&Z Inspector.

Jane pointed out that the proposal may require approval from the Pine Hill Road Association since it is a private road. The board suggested the school contact John Fragosa.

### **●Referral from the Zoning Board of Appeals to the Planning Board for a house over 3000 square feet located in the Coastal District on the property located on Assessor's Map 3, Lot 7, 63 Boghouse Way:**

Travis Richie explained that the property was purchased in January, and he and the new owners have been working on a plan to see what the best to do with the house. He said they were very concerned about repairs to the house because they would be extensive and expensive. The lot is narrow and there are wet lands that restrict building locations. The existing house is located 38 feet from the bank so there is a small window as to where a new septic system can be located on the landward side of the lot. He explained that they are proposing to raise the house, replace the foundation and completely rebuild the house. The owners feel the house is in disrepair and needs to be re-built. The re-build will reduce the number of bedrooms and the Board of Health Agent is scheduled to visit the site to determine how many of the rooms are actually considered bedrooms. Ginny asked about the request for height relief and Travis explained that the dormer will be slightly difference than the original with a higher pitch to it. He said that the new owners like the house, they just can't salvage it. They plan to retain the original character of the house. It will have cedar shingles and some boards and the roof will be a low-luster gray metal. They have already been approved for a swimming pool. The pool equipment will be stored under the house.

Matt asked if Travis had any data on erosion. Travis said the bank is eroding 2/3 of a foot per year, and the bulkhead at the shore line is in good shape considering its age. He said he can provide aerial photos for the board.

Leah mentioned that the board provides a set of guidelines regarding plantings, downward lighting, etc. Travis said he has the list.

*Ginny made a motion to approve the house over 3000 square feet within the Coastal District and Matt seconded the motion. Bea-yes, Leah-yes, Ginny-yes, Henry-yes, Matt-yes.*

### **DISCUSSION:**

●Referral from the Zoning Board of Appeals to

#### **Cottles parking:**

Matt explained that last Tuesday, work had begun to create a parking area for Cottles employees, and the neighbors expressed their concerns that a residential lot was being torn up. He said that on Wednesday at the Selectmen's meeting, Jen Rand stated that she and Joe Tierney had inadvertently approved a plan for

Cottles to cut in a road to use a parking area. There has since been a stop order placed on the project, and Cottles has been informed that they cannot move forward. Ginny reminded the board that the Cottle's

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have purchased the Hinckley's building at the airport business park and they should be asked to park their large trucks there instead of on Lambert's Cove Road.

**MINUTES:**

*Bea moved and Leah seconded the motion to approve the June 1, 2020 minutes as written. Bea-yes, Leah-yes, Ginny-yes, Matt-yes, Henry-yes.*

Adjourned at 6:30 pm

Respectfully Submitted,

Jane Rossi, Administrator

**Approved on June 29, 2020, Jones-yes, Phear-yes, Smith- yes,  
Merry-yes, Geller-Yes**