

WEST TISBURY PLANNING BOARD MINUTES June 17, 2019

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

ABSENT: Matt Merry

ALSO PRESENT: Nate Morgan, Jane Rossi.

Leah opened the meeting at 5:30 pm.

DISCUSSION:

●Informal discussion with Nate Morgan on a proposal to create affordable housing units on the property located on Assessor's Map 19, Lot 2, 308 Oak Lane:

Nate Morgan appeared before the board to explain that he and his wife have an accepted offer to purchase a vacant 2.27+/- acre lot on Oak Lane. He and his wife are proposing to erect eight 400 square foot affordable housing rental units on the property under Section 4.4-3B of the zoning bylaws. He said the idea is to construct gable structures with natural cedar. They want to cluster develop the structures and keep most of the space open. He said they want to be respectful of neighbors so this feels most appealing to them. Also, having single units will be more cost effective and will provide a "this is my own house" appeal to the tenant. They want to create clean, safe, efficient units.

Nate went on to explain the history of his living situation on the island and how difficult it has been to relocate every season. He said they ended up purchasing a house on Oak Lane and they love the road. They recently sold the house and are renting a year-round house. The proceeds from the sale will be applied to this proposed project on Oak Lane.

Nate displayed his plan for the project and some pictures of what the structures would look like. He said the units will have plywood on the walls and birch plywood floors. He explained that the lot was a pre-existing, non-conforming lot at one time but had been altered in 2010. Nate said his attorney told him the lot line adjustment was to create frontage onto Oak Lane, however that language is not reflected in the deed and the plan is not referenced. He said it was Sourati Engineering's interpretation that the lot was buildable. Leah said that this wouldn't qualify for a variance because there is no hardship.

Bea said she wanted to make some comments; she said she was enthusiastic about the housing piece. She asked if Nate had seen the Scott's Grove project because he may want to look at the connecting units. Nate said there are more difficult codes to deal with when the structures are attached. Leah asked if the bedroom sizes meet the state code and Nate said they did. Bea asked about parking and Nate said it would be similar to Scott's Grove. Leah said he would need at least 16 parking spaces; two for each unit. Ginny pointed out that the property location was very far from the bus stop. She suggested he include bike racks in his project. Bea asked Nate if he had considered working with fewer than eight units. He said there are already 80 people living on Oak Lane so adding eight bedrooms is only adding 10% to the neighborhood.

Bea said in a formal hearing, the board will need a clear and concise site plan that includes septic systems both on the lot and on the abutting properties, financials, an electrical plan and a turn-around for a fire truck.

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Nate said the rent would be between \$1200 and \$1900 per month per unit. Bea pointed out that single units were not in large need. She suggested that perhaps some units could have two bedrooms. Nate said the more bedrooms you have, the higher the budget needs to be. He pointed out that the island has great schools and kids go off to great colleges only to have to come back and live with their parents. He said this helps with that particular crowd. Ginny suggest catering to seniors as well as the younger people.

Bea asked “if the board has the leeway under section 4.4-3B to grant a special permit, can we do it?” The board determined they would seek permission to consult Town Counsel to get an answer.

●Associate Member:

Because Matt was not present, the board determined that they would review the list of residents in the town of West Tisbury to select potential associate members. Jane was asked to place an ad in the paper.

●Update on the Complete Streets Committee:

Jane explained that the Committee is ready to purchase and install flashing speed signs on Lambert’s Cove Road, and discussing adding shared use paths to Old County Road. A pathway will be created on the Land Bank property across from the West Tisbury School after review from Natural Heritage and a survey will be conducted on the Lambert’s Cove Beach parking lot.

Bea asked if other students were going to conduct a study of the North Tisbury bridge by re-routing traffic. Jane said she would ask Jen Rand for a status report.

●Statement from the Assessor’s office regarding two properties that the owner wants to merge:

Bea pointed out that property located on Assessor’s Map 5, Lot 2.3 has a main house with 3 bedrooms, a guest house with a kitchen, a large barn with a bathroom and a little house on a hill with 2 bedrooms and no kitchen. On Assessor’s Map 5, Lot 2.1 there is a small cottage with 2 bedrooms and 1 bathroom. The owner wants to combine the lots for tax purposes. Ginny asked why the lots haven’t merged since they are in the same ownership. Jane was asked to check with Pam and Joe.

Report from Leah on the Land Bank:

Leah said she had attended her first Land Bank meeting and reported that when there is a provision for open space, the Land Bank is a different entity. The Land Bank is concerned that they might be inadvertently excluded from eligibility for an open space provision because they are not a standard non-profit. James Lengel will propose a brief addition to the zoning by-law. Bea said that the Land Bank is non-profit.

MINUTES:

Bea moved and Leah seconded the motion to approve the minutes of the June 5, 2019 meeting. The vote was unanimous.

Meeting Adjourned at 6:40 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on July 1, 2019