

WEST TISBURY PLANNING BOARD MINUTES June 28, 2021

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

ABSENT: Amy Upton

ALSO PRESENT: Sheila Morse, Paul Bangs, Lori Ionntiu, Becky, MC, and Jane Rossi.

Leah opened the meeting at 5:32

DISCUSSION:

Traffic Issue on a Special Way:

Lori Ionntiu explained that the traffic from Waldron's Bottom Road through Scrubby Neck Road, leading to the Long Point Beach parking lot has impacted the road. Bea asked Lori if she was appearing before the board as representative to her road association. She said she was not but they were aware she would be present for a discussion. She explained that the traffic has increased on the special way and she had done some research based on some minutes. Bea asked if it had significantly increased and widened. She asked if more money could be added to the road association account for improvements, and stated that the road association has a valid point. She also pointed out that the Long Point Beach parking lot is not within the board's jurisdiction. Leah asked Lori if it was the condition of the road that was the issue. Lori said this is not about Waldron's Bottom Road, it is about the road between Waldron's Bottom and the entrance to the Trustees gate house. She said she appeared before the Board a little over a year ago to discuss this matter. She pointed out that the zoning bylaw states that once the road is designated, the traffic cannot increase. She said the traffic on the road has increased significantly to and from the beach. Matt said he had been looking at the notes she had taken that were sent to the board. He pointed out that in 1991, when the road was designated a special way, he said it also states "accept for access where no alternative access exists. Lori said the Trustees could re-route off of Waldron's Bottom Road. It was mentioned that there is a lot of foliage and habitat in the area that is protected. Lori said she believes there is an old parking lot off of Waldron's Bottom Road. She also pointed out that the Trustees cut a path to the beach through the protected area.

Ginny thanked Lori for the chronological details, and stated she would like to see the Trustees receive a copy. She pointed out that there are other ways into the road. Leah pointed out that the document Lori provided for the board indicated that the town has in the past allowed public access to the beach. She said the board can't control public access. Matt said he was looking at Google Earth and the access through the winter entrance would need a bridge of about 520 feet to tie into the road to get to the summer entrance. Bea said she believes there was an agreement that allowed town residence access to the beach, however, that agreement is no long active.

Lori said that according to the zoning bylaws, traffic cannot increase on a special way. Henry stated that the original Trustees parking lot had 25 spaces and it now has 140. They now have a new system for taking reservations. Lori said they now take 85 cars in the morning and 100 in the afternoon. Henry said they continue to increase the traffic but they don't improve the road. He said the Trustees need to be held to what they agreed to. Matt said he understands the issue, but the parking lot itself has not expanded. Lori said they have reconfigured, not expanded.

Bea suggested that some of the Planning Board members sit with the MVC and come up with a solution. Henry suggested this could become part of the special way's bylaw. Jane said she would talk with Jen Rand, Bill Venno and Sam Hart.

Discussion regarding the Bangs property at 101 Old Coach Road:

Paul Bangs was not present for the discussion. However, the board had reviewed the preliminary plan prior to the meeting.

Bea suggested that Mr. Bangs read the Rules and Regulations Governing Subdivision Control Laws to gain a better understanding on how to create a subdivision. She suggested they may need to create a new road. The board determined the Bangs' would have to look into the following:

MVC

Affordable Housing

Non-developed land

Utility easement

Natural Heritage

They determined that the plan didn't display any details, and it was not necessary to discuss hypotheticals.

MINUTES:

Henry made a motion to approve the June 7, 2021 minutes and Leah seconded the motion. Ginny-yes, Bea-yes, Leah-yes, Matt-yes, Henry-yes.

Paul Bangs joined the meeting:

Paul explained that the plan is something his brother had drafted for Natural Heritage, and they were ok with it. Paul said the land is for sale and what they can get for it depends on how many lots they can create. Jane said she will send him the Rules and Regulations.

Paul said he has spoken with a surveyor and 8 is the maximum number of lots they could create. He said there is a question about access to the property and they are trying to figure out what the legal access is. Bea pointed out that any acreage occupied by road is subtracted from the buildability.

Paul said he believes his access is by Kent Healy's property but they are checking on that. Bea asked if it was a 12 foot wide right of way but Paul wasn't sure. Paul pointed out there is an electrical line that runs through the property. He said he was basically looking for guidance and they are not sure of their final plans. They will return with something certified. He said he has had some trouble with an abutter who has posted a sign on Paul's property denying access. He said they have reached the point where they have to do something. Matt suggested he reach out to a lawyer who will help with the access situation. Paul said he is going to get a Form B plan together.

CORRESPONDENCE:

●Ginny stated that the artificial turf plan was approved by the MVC. She suggested the board meet with the MVC Reps to West Tisbury to discuss why we were not asked how we felt about the application.

●Letter from the Planning Board to the Select Board:

Bea said she felt the letter the Housing Bank Coalition drafted was excellent.

Bea moved and Leah seconded the motion to approve the letter. Bea-yes, Leah-yes, Ginny-yes, Matt-yes, Henry-yes.

Bea mentioned that the Coalition requested we go to the press with our support. It was suggested the letter go to the Select Board first.

Matt mentioned that he had spoken with Laura Silber regarding short term rentals. He asked the board members if they had received anything in the mail from VRBO because they are asking for spaces to become available for rent through their business. Also, hotels are renting spaces outside of their hotels for bookings. Big chains are buying up properties. He mentioned that Salem just passed a law that no new rentals can take place unless the property is owner-occupied. Bea suggested the board discuss this with the Select Board. We may need a short-term rental bylaw.

Bea moved and Leah seconded the motion to draft a letter to the Select Board. Bea-yea, Leah-yes, Matt-yes, Henry-yes, Ginny-yes

Adjourned at 6:45 pm

Respectfully Submitted,

Jane Rossi, Administrator

Approved on July 12, 2021 Bea-yes, Leah-yes, Ginny-yes.