

## **WEST TISBURY PLANNING BOARD MINUTES June 29, 2020**

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

**ABSENT:** Amy Upton

**ALSO PRESENT:** Katherine Wilson, Casey Decker, Lucia Dillon, Laura Marashlian, Bruce MacNelly

Leah opened the meeting at 5:30.

### **Application from Casey Decker for a special permit to relocate a curb cut to be relocated on the property located on Assessor's Map 31, Lot 28, 625 Edgartown Road:**

Casey explained that he and his wife, Katherine, recently purchased the property, and propose to decommission the existing driveway and relocate it to the easternmost portion of the lot on Edgartown Road. Leah stated that the board has reviewed the site plan and map of the property. Bea asked how much wooded area would need to be cleared. Casey said they will need to take down a few trees. However, they have already appeared before the Historic District Committee and have been approved to remove the trees. He pointed out that two of the trees are dead, and the driveway will be about 15 feet away from the existing wire fence. Jane pointed out that an abutter, Harriet Bernstein, had mentioned to her that the new location made more sense. Katherine concurred stating that she had also spoken with Harriet. Matt pointed out that the applicants should contact the state to let them know of their plans. Jane said she would forward contact information to Casey.

*Bea moved to approve grant the special permit and Leah seconded the motion. Ginny-yes, Bea-yes, Leah-yes, Matt-yes, Henry-yes. The vote was unanimous.*

### **Site Plan Review application from Farley Pedler for a house over 3000 square feet on the property located on Assessor's Map 21, Lot 13.2, 50 Dr. Fisher Road:**

Farley Pedler appeared before the board and explained that he and his family currently live in their guest house and they propose to build a 4084 square foot home on their 4.78 acre property. He explained that the house will contain four bedrooms and four bathrooms, the exterior will consist of rot resistant wood with no paint or stain, they will have roof-mounted solar panels and they will not use any fossil fuels. 90% of the heat will be produced from the sun while the remaining 10% will come from forced hot air. Each house will have its own septic system. Ginny pointed out that the property abuts a Special Way (Old Holmes Hole Road) and he should be mindful of the zoning regulations regarding special ways. Farley stated he was well aware of the protected path.

*Bea moved and Leah seconded the motion to approve the plan. Bea-yes, Ginny-yes, Leah-yes, Matt-yes, Henry-yes. The vote was unanimous.*

## **DISCUSSION:**

### **Plum Hill Pre-School:**

*The school members returned to the board with an altered plan to locate the entrance to the school further from Old County Road to eliminate potential congestion on Old County Road:*

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Lucia said that she had reached out to John Fragosa, Charge of the road maintenance on Pine Lane, regarding the schools plan to install an entrance and exit onto Pine Lane. She said she has not heard from any other property owners on the road. Henry said that the apron has been improved and Lucia said it looks good.

Lucia explained that their plan is to keep most of the trees when clearing for the curb cuts, and they will need to do some clearing for parking. Leah asked what the distance from Old County Road to the entrance will be. Jane said it is 107 feet. Bruce said that the parents are careful when dropping off their children and he doesn't anticipate any traffic build-up onto Old County Road. He stated that he will have an official plan drafted for Joe Tierney.

*Bea made a motion to approve the plan and Leah seconded the motion. Ginny-yes, Bea-yes, Leah-yes, Matt-yes, Henry-yes. The vote was unanimous.*

### **Appointments:**

Bea Phear-Community Preservation Committee

Leah Smith- Land Bank

Ginny Jones-Shellfish Committee

Henry Geller-Capital Improvements

Mett Merry-Housing Bank Committee

*Bea made a motion to approve the appointments and Ginny seconded the motion. Bea-yes, Leah-yes, Matt-yes, Henry-yes, Ginny-yes. The vote was unanimous.*

### **Second Curb Cut at the Cottrell property:**

Bea reported that the second curb cut that Chris Cottrell was denied at a public hearing has produced an apron. Jane said she would discuss this with the Building and Zoning Inspector.

### **Proposal from Joe Tierney to amend the Detached Bedroom zoning bylaw:**

Joe had provided the board with the zoning bylaw from Edgartown as a suggestion for the West Tisbury bylaw.

Bea said this was an enforcement issue. Matt said that they are going to become rental apartments unless they are enforced. Henry wondered if the town had the will to pursue this again. He said the enforcement issue seems to come up too often. Matt said that the board could consider making all detached bedrooms affordable units. The board agreed they were not in favor of Joe's suggestions at this time.

**Report from Ginny on the Climate Action Committee:**

Ginny said the committee has been talking with members of the West Tisbury and Edgartown Fire Department. She said that Chris Bruno no longer works for the State Forest and the person who took over is from Sandwich which leaves us short of personnel who live locally or work for DCR.

She felt that existing housing should be utilized providing for the new employee and, perhaps the board should reach out to Dylan Fernandes. She explained that Manny, and four West Tisbury Fire Fighters have taken and been certified as field Fire Fighters. Manny and Alex Schaefer of Edgartown, have expressed concerns. He has taken a field course and he is the only island fire fighter to be certified. Manny is concerned about the condition of the Special Ways since many of them are overgrown and impassable.

**Proposal to lower the solar panels on the Blue Heron Farm LLC property on Pond View Farm Road:**

Jane reported that John Guardagno contacted her with a request to lower the solar panels into the ground by five feet to further conceal them from public view. Matt said that the plan appeared to indicate that this was the applicants' original plan. He suggested that the board draft a letter requiring that the work take place after September fifteenth to avoid disrupting the neighborhood.

*The board determined that Jane draft a letter to the Building and Zoning Inspector with a copy to the ZBA and the Conservation Commission.*

Adjourned at 6:30 pm

Respectfully Submitted,

Jane Rossi, Administrator

**Approved on July 20, 2020 Jones-yes, Phear-yes, Merry-yes, Geller-yes, Smith-yes**