

WEST TISBURY PLANNING BOARD MINUTES June 3, 2019

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

ALSO PRESENT: Chris Cottrell, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

●Public hearing on an application from Chris Cottrell for a special permit to install a second curb cut on Assessor's Map 15, Lot 1, 274 Indian Hill Road:

Ginny read the hearing notice. Chris Cottrell said that both cuts have been there for years. Bea said the previous tenant used the northernmost driveway and not the new cut. Bea asked what the need was for two egresses. Chris explained that when he appeared before the MVC regarding the historic nature of the house, he was told that if he moves the house and it demolishes, he will be held accountable. Rather than relocating the house, Chris said he decided to improve it and use it as a garage. He said the second cut makes it easier to maneuver his large truck and trailer. He said the use of the property has changed, and he stated that Dixon Rogers has two curb cuts. The board pointed out that the Rogers property is grandfathered. Matt pointed out that the bylaw clearly states that curb cuts are to be 1000 feet apart. Bea stated that the bylaw encourages shared driveways in certain subdivisions. She said that to have two driveways seems redundant. Ginny said that the board wants to keep the town as attractive as possible. Leah stated that the board is going by what is required in the zoning bylaws. Matt said that based on the bylaw he didn't want to give in. He told Chris that he could choose which curb cut to use. Chris said that for traffic flow two cuts makes sense. Bea said she couldn't find an argument to support it. Henry said he sees no compelling reason to have two.

Bea moved and Leah seconded the motion to deny the application. The vote was unanimous.

DISCUSSION:

●Henry thanked the board for appointing him as a full member. He said he appreciated their faith in him.

●Jane stated that the board needed to appoint a board member to the Land Bank and Leah volunteered.

Bea moved and Henry seconded the motion to appoint Leah. The vote was unanimous.

●Housing Bank discussion:

Jane reported that the Selectman held a discussion with the Affordable Housing Committee, some members of the planning board and some people that worked on compiling the Housing Bank to discuss what to do next to keep the momentum going. She said they decided to form a committee to explore the housing bank. Matt suggested that the planning board review the Housing Production Plan again.

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- Housing Production Plan email from Jen Rand:

Ginny read the letter to the board. Bea said that the board should consider possible zoning bylaw changes with regard to the rental tax funds. Matt said it seemed premature to be voting, on town meeting floor, on an amount the Housing Bank would receive prior to implementing a plan.

- Tisbury Planning Board meeting on Housing Bank:**

The board was asked to attend the Tisbury Planning Board meeting on June 19th. Bea said she would attend as long as someone else was going. It was suggested that Jane ask Ted Jochsberger and Doug Ruskin if they would consider attending. She was also asked to confirm with Dan Seidman that it is amenable to send non-board members.

- Dead tree on Old Courthouse Road:**

Jane informed the board that Jeremiah Brown had called to ask if it was necessary to remove one dead tree from the property in front of Ben Cabot's house. Jane said she drove past the house and saw that the tree was clearly dead. Leah said it may be an issue of public safety.

Leah moved and Bea seconded the motion to not hold a public hearing for the removal of the tree due to safety concerns. The vote was unanimous.

- Letter from Brendan O'Neill of Polly Hill to the Ag Society:**

Bea pointed out that the bottom line of Brendan's letter was that using Jane's Fairway for anything other than the Ag Society is off limits. Brendan said they should make a new road through the trees. The Film Festival needs to be self-contained. Bea said her take is that the APR needs to be adhered to.

- Decision on the Smith "merged lot" court case with the ZBA:**

Ginny said she investigated the word "devise" as it appears in the final legal decision. She said it appears that the wife granted her husband the pre-existing non-conforming lot she owned individually in her will when she died in 2000.

- Jane was asked to start a list of potential Associate Member's to the Planning Board. She was asked to get a copy of the voters list and the board will research the list for some potential members.

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MINUTES:

Leah moved and Bea seconded the motion to approve the May 20, 2019 minutes. The vote was unanimous with one abstention from Henry.

Meeting Adjourned at 6:30 pm

Approved on 6/17/19

Respectfully submitted,

Jane Rossi, Administrator