

WEST TISBURY PLANNING BOARD MINUTES June 5, 2023, pg 1

PRESENT Ginny Jones, Leah Smith, Heikki Soikkeli, Amy Upton, Matt Merry.

ABSENT: John Rau

ALSO PRESENT: (Names as they appeared on the Zoom screen)

Tom O'Brien, Hugh Phear, Candy Webster, CFP123 (Tom O'Brien's son),

Rachel, Bill Veno, Jane Rossi

Leah opened the meeting at 5:30 pm.

● **Continued public hearing on an application for a special permit from Candice Webster to construct an addition to the main dwelling under Section 4.4-8 of the zoning bylaws on Assessor's Map 2, Lot 8, 2 Simran Road, RU District:**

Leah explained that the hearing was a follow-up to a board site visit to the property. She said the lot was steep, the house will have a pool, a cabana and an addition to the main house.

Tom O'Brien explained that the addition to the existing house will add 981 feet to the residential floor area (RFA). Matt pointed out that the garage can be built regardless since it is non-habitable space. However, the bedrooms above the garage are in addition to what is allowed. Tom said he could eliminate the bedrooms and construct a studio above the garage and Matt said that regardless of whether the second story is bedrooms or a studio, the square footage will be greater than what is allowed. Either way, the design will be the same. Tom pointed out that the breezeway connecting the addition to the existing house will be a simple enclosed hallway. Hallways count as square footage in the house.

Ginny suggested the shed be removed from the property and re-used rather than thrown out. Matt suggested a screen of trees between Phear and Webster would be important.

Hugh Phear, a direct abutter, said he wanted to have a good relationship with his neighbors, but he had some concerns. He said the average house size in the neighborhood is 2000 square feet and the proposal far exceeds that number. A landscape and topographical plan are required and the structure appears to be a 4 or 5 story building.

Tom said there isn't a landscaping plan because they are not changing anything. They won't be planting a lawn and they have already added several trees around the property. He said they are trying to keep the landscaping natural. The only addition will be the screen between Phear and Webster. Matt suggested Tom get a landscape plan drafted to complete the application.

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Hugh also mentioned that the road association had not been notified of the hearing. Jane said the abutters within 500 feet of the Webster property and the abutters in Tisbury had been mailed a hearing notice. Hugh said he would send Jane a list of road members.

Amy stated that the property is located in the woods and it is not obvious to neighbors. Matt agreed. However, he expressed his concern about the bedrooms becoming potential rental units. Amy suggested a condition in the decision restricting rentals.

Amy asked about the special way located near the property. Jane said the special way was not connected to the Webster property.

Proposed Conditions:

Relocate shed off site

No short-term rentals

Plant screening between Phear and Webster

The board continued the hearing to August 14, 2023 at 5:30 pm and Jane would re-notify the abutters.

Ginny moved and Amy seconded the motion to continue. Ginny-yes, Amy-yes, Matt-yes, Heikki-yes.

Jane informed the board she had not found a road association listed with the Town Clerk or the Registry of Deeds for John Hoft Road or Simran Road. She said that is the only way she would know if an association existed. Many people form private associations and pay dues but that doesn't make them official or trackable.

VISIONING STUDY:

Leah explained that the hiring of a consultant will not have to go out to bid. The consultant will be the same woman who coordinated the 1997 visioning study. She said a steering committee needs to be selected and asked each board member to submit their choices to Jane. Leah, Ginny and Jane will represent the board, a questionnaire will be drafted for local residents, and a venue will be chosen. Jane said she will be connecting with the consultant, Delia Clark in the near future.

ZBA Referrals:

●**Vera Cacique:** Application for a barn and a service business on Map 29, Lot 64, 105 Charles Neck Way.

The board voted favorably to refer back to the ZBA for their review.

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●**FFD Enterprises:** Application for Sunday hours (noon to 6 pm June through October) on Map 16, Lot 101, 510 State Road.

The board voted to refer the application back to the ZBA with one nay from Amy Upton who felt 6 working days per week was sufficient.

DISCUSSION:

Island Autism Group:

Jane asked Matt how the project was coming and if he was hearing any construction noise beyond regular working hours. Matt said he was awakened at 5:45 am one Sunday morning hearing construction noise. He spoke with Kate Devane, who told him they were trying to meet their deadline for the first phase of the project. Jane said the abutting neighbor, Cathy Weiss, deserves more consideration, and shouldn't have to put up with late evening and early morning construction noise, as she had recently stated in her email to the board. Jane said she would reach out to Cathy.

Meeting adjourned at 7:10 pm

Respectfully Submitted,

Jane Rossi, Board Administrator.

**Approved on June 26, 2023 Ginny-yes, Leah-yes,
Heikki-yes, Matt-yes, Amy-yes.**