

WEST TISBURY PLANNING BOARD MINUTES July 6, 2020

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

ABSENT: Amy Upton

ALSO PRESENT: Keith McGuire, Reid Silva, Rise Terney, Anna Davies, Derrill Bazy, Phillippe Jordi, Faren Worthington, Jane Rossi.

Public Hearing for a special permit from Island Housing Trust to remove an existing structure and construct a multi-family affordable rental duplex on the property located on Assessor's Map 22, Lot 8, 16 Old Courthouse Road under Section 4.4-3 B of the zoning bylaws:

Reid Silva explained that the existing fire house on the lot is a pre-existing structure on a non-conforming lot. This lot was designating as an affordable housing lot by the town. He said the fire house will be removed along with the existing well and septic. The proposal is to construct a two-family duplex affordable rental unit, one containing two bedrooms and one containing one bedroom. An enhanced nitro-system (septic) will be installed, one that the Board of Health has recently accepted due to its efficiency. Reid said the BOH has found the system to provide great results. This project will be the first in West Tisbury to install this system. He continued by stating that they will be reviewed by the BOH as well as the Zoning Board of Appeals because the lot is pre-existing, non-conforming. Leah asked if the survey issue had been resolved regarding the size and boundaries of the lot. Reid said that John Cozboski's plan was incorrect and the new plan represents the proper boundary lines. Henry asked if there was enough separation for well and septic. Reid explained that they are requesting a waiver from the BOH on the septic location. He also pointed out that whatever system is installed, it will still provide for the same separation regardless. Leah pointed out that according to the bylaws, only 10,000 square feet of land is allowed per bedroom and this lot is big enough for two bedrooms. Reid said that the enhanced treatment system allows for three bedrooms. Ginny asked if there is a single level structure. Keith said the project is very similar to Scott's Grove but smaller in scale. There is an attached shed for each unit for the storage of bikes and lawn tools, etc. There will be no courtyard, the driveway is on the north side of the lot and the back doors face the south side of the lot witch enter onto a patio, and there will be plantings for privacy. He said they squeezed the structure so that even the corner boards are within the setbacks. The structure is ADA accessible and there will be hardly any impact on the neighbors. One unit is 600 square feet and the other is 800. Keith stated that Michael Collinari told him what the town wanted and we have responded to the towns wishes.

Matt asked about the concerns that had been expressed by the neighbors since the proposal of the project. He pointed out that there were issues when Scott's Grove was proposed but everything worked out and the abutters concerns were met. Keith said they sent a letter via email to all abutters in the beginning. Keith explained that the neighbors expressed concerns about the safety of the bus stop at the corner, head light, and the location of the well. Anna Davies, and abutter explained that the neighbors are currently satisfied with the proposed project. She said the size is good and it seems that it will be of minimal impact on the neighborhood. She said that the school bus does not come down Old Courthouse Road. Faran Worthington also stated that as an abutter she is satisfied with the proposal and is looking forward to having the property occupied. Rise Terney pointed out that every meeting that has been conducted has contained several abutters and as the meetings progressed, fewer and fewer abutters were in attendance. She said they have welcomed encouraged neighbors to attend meetings.

WEST TISBURY PLANNING BOARD MINUTES July 6, 2020, pg 2

Ginny asked if there was a basement and Keith said there was a crawl space, and they have not determined whether or not there will be attic space.

Bea made a motion to approve the application and Henry seconded the motion. Bea-yes, Henry-yes, Matt-yes, Ginny-yes, Leah-yes.

Jane explained the appeal period for the filing of the decision.

Leah made a motion to close the public hearing and Bea seconded the motion. Bea-yes, Leah-yes, Ginny-yes, Henry-yes, Matt-yes

Jane mentioned that Andrew Woodruff had requested the removal of a live tree within the same location for safety purposes. He said the tree obstructed the view of those exiting Bourne Lane. Jane was asked to contact him to get the tree tagged so the board could determine if a public hearing was necessary.

Cottrell second curb cut:

Jane explained that she had a conversation with Chris Cottrell and explained to him that the board required a date for the delivery of his modular home. Once that date passed, the curb cut was to be closed off.

State Forest:

Ginny pointed out that things seem to be progressing nicely within the State Forest. She said that she had spoken with Kaylee Moore who is the Island contact for Representative Dylan Fernandes. She also pointed out that Manny Estrella felt that the special ways could provide for better access out of the State Forest if they were improved.

Adjourned at 6:15 pm

Respectfully Submitted,

Jane Rossi, Administrator

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