

## WEST TISBURY PLANNING BOARD MINUTES July 1, 2019

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

**ALSO PRESENT:** Charles Giordano, Cathy Minkiewicz, Oliver Osness, Harriet Bernstein, Bill Veno, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

**•Site Plan Review application from Charles Giordano for a change of use permit to install a yoga and boxing fitness center at the property located on Assessor's Map 16, Lot 70, 505 State Road:**

Charles said that Middletown Mowers had a power equipment store at the location that has since closed. He explained that his business involves individual and small classes. There are six students for a boxing class and a maximum of twelve for a yoga class. The building contains one bathroom. Leah asked how many parking spaces were on the property and Charles said there are more than enough for his classes. Leah pointed out that it was a spinning studio at one time.

The hours of operation will be Monday thru Friday 8:00 to 6:00 and Saturday and Sunday 9:00 to 5:00. Charles said he leased the building about two months ago and is already in operation. Leah said she didn't have a problem with the application.

Ginny mentioned that the light on the property floods the area and should be turned off. Charles said he pays the electric bill so he would look into taking care of the light. Bea pointed out that there shouldn't be any lights on at night.

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

### **DISCUSSION:**

**•Discussion with Nate Morgan RE: Affordable housing units on Oak Lane:**

*Nate cancelled his appearance until further notice.*

**•Memo from Bea drafted for Attorney Rappaport:**

Bea read a memo she drafted to Attorney Rappaport requesting clarification on questions the planning board directed to him on a pre-existing, non-conforming lots that had been altered to created frontage. Jane was asked to forward the letter to Counsel.

**•Platt Johnson RE: Request to install rebar mounds on his property:**

Jane explained that she had spoken with Platt Johnson, owner of a property located on Indian Hill Road. Platt applied for a permit from the B&Z Inspector to renovate his house and the Inspector required a surveyed plan from the owner. Mr. Johnson had the property staked by Schofield Barbini & Hoehn, but proceeded to install rebar monuments on his own rather than having the surveyors install concrete monuments. The board determined that concrete bounds were more permanent but they needed more information. Jane was asked to contact Doug Hoehn to see what the requirements are.

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### **●Former Graham property on John Cottle Road:**

Harriet said she was before the board to revisit the Byways Committee's recent request to ask the new property owners for an easement to connect an existing path way. Bill Veno said that the section through Red Farm cannot be closed or blocked. Now there are new property owners and it might be a good to make sure they are aware of that clause in the original Form F Covenant. He said that the Byways Committee wants to "plant a seed" that the town is interested in the pathway, so we could perhaps ask the owners to grant the town a dormant easement. Matt said it is obvious where the section on the property is located but the board will need a map clearly indicating the paths location. Bill pointed out that the piece on Red Farm has existed for public use but it doesn't go anywhere. Henry asked that the map include everything

The board said they would review the map once received and draft a letter to the owners. Matt asked if it would be wise to ask for access to Lambert's Cove Road. Bill said he didn't think it was theirs to give. He also said it would be up to abutters as well. Ginny asked if the board should ask the owners to come in for a discussion and the board agreed it should, but the letter should include everything we are asking for.

### **●Proposed installation of underground utility lines on Watcha Path for the Trustees of Reservations gate house:**

Henry told the board that the Trustees have widened part of the road about 100 feet. Matt said he did all the excavation work down there. He said the Trustees have moved the gate house back so that they are now in the shade. They relocated the building to allow traffic to flow. Matt said his recommendation is that the Trustees burrow underground rather than tearing up the sides of the road to lay the cables so that the sides of the road are not affected, however it is more expensive.

Jane said she will ask Chris Kennedy if they had considered alternatives. She will draft a letter recommending solar or directional drilling and ask for a map and any other pertinent information.

## **CORRESPONDENCE:**

- Public Hearing notice from Edgartown on a repetitive plan application.
- Decision from the Oak Bluffs Planning Board on the approval of a radio tower.

## **MINUTES:**

*Leah moved and Henry seconded the motion to approve the minutes of the June 17, 2019 minutes.*

## **GENERAL DISCUSSION:**

Matt said he spoke with a friend who asked if a five acre parcel of land could cut off two homesite lots. He was told it could as long as the remaining lot has three acres of buildable land. Matt said he had a discussion with Doug Hoehn about the Harpoon Lane affordable/market rate subdivision but that didn't appeal to his friend.

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Henry asked if someone could place solar panels on their property without a special permit. Bea said the bylaw says that under a certain size, they can be installed by right. Henry said his neighbor's lot has a lot of arrays on it and it is not appealing to look at.

Oliver Osnoss asked why the board was looking for an associate member. Bea explained that one of our board members had recently retired, so our sitting associate member filled that position. Ginny said that the board needs an associate member because they can establish a quorum in case someone is absent. Oliver said he went to school for design and planning. Bea suggested the board draft a letter to those on the list of potential applicants and request that they send us a letter of intentions by July 26<sup>th</sup>.

Cathy Minkiewicz said she would also like to apply for the vacant associate member position. She said she has been considering this for a while. She has experience in working for a planning board in Huntington New York.

Meeting Adjourned at 6:45 pm  
Respectfully submitted,  
Jane Rossi, Administrator

**Approved on 7/15/19**