

## WEST TISBURY PLANNING BOARD MINUTES July 29, 2019

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

**ABSENT:** Henry Geller

**ALSO PRESENT:** Doug Ruskin, Ginger Norton, John Hartzband, Nate Morgan, Chris Alley, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

### **DISCUSSION:**

#### **•Doug Ruskin and Ginger Norton RE: Informal discussion regarding a proposal to alter the location of the entrance to Stoney Hill Road:**

Doug informed the board that there is no proposal on the table at this time. He explained that Ginger is the Stoney Hill Road Manager. He said that the road association is in the early stages of discussing the possibility. He said they aren't even sure if they can afford it.

Doug explained that currently, the road runs through two private lots. They are looking into possibly moving it into its correct location as it is laid out slightly off its proper location. This comes at the request of the property owners that the current road encroaches on. Bea stated that her objection is that it will mean removing several trees but she has no objection to the concept. Ginny expressed her concern about the intersection of State and Stoneyhill Road. She felt the relocation would make it visually more dangerous to drivers. Doug said it would actually make it easier to see oncoming traffic. Ginny suggested that Doug and Ginger talk with Richie Olsen for some guidance. Matt said it looks as though the association wants to put the road directly into the right of way which makes perfect sense. He also said he agreed with Doug that the move would make the line of sight better. However, some clearing would need to be done. Doug said the road would need to be moved about 30 feet. Leah said that the clearing should remain cleared. Bea said the trees are important but she would vote in favor of the project. Chris Alley said that the road will have to be surveyed and they will get in touch with the state. Doug said that if anything, the project is at least two years out.

#### **•Nate Morgan RE: New property to propose the same affordable housing concept (Harpoon Lane, Map 31, Lot 121.1):**

*Nate appeared before the board recently with a proposal to construct small affordable housing units on a lot on Oak Lane that had lost its buildability due to a lot line adjustment that stripped it of its grandfathered status.*

Nate explained that the concept previously presented remained basically the same. He explained the context of the last meeting to John Hartzband who is an abutter to this property. He said it is a state law that no children are allowed to live in the small houses because there is only one bedroom. He said that he met with Chris Alley and their plan is to build with super efficiency. He said they are trying to keep the structures, parking and septic in the center of the property as much as possible. The structures will be just under 400 square feet and they will have cedar shingles. Evergreen trees will be planted for screening and they will install a private well. They won't be doing a lot of clearing and the existing walking path on the property will remain. Nate said he may add bike racks since they are so close to the shared use path.

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Matt asked what the actual size of the houses will be and Nate said they would be 14 x 26 square feet. He said he may add connecting porches. Ginny suggested he consider storage areas for equipment, bikes, etc. Nate said that the idea is that these are starter homes for people fresh out of college that cannot find housing.

John Hartzband expressed his concern about traffic. He said he and his neighbors have children so all of the additional traffic is a concern. He pointed out that the Holthems will have affordable housing communities abutting them on two sides. John also mentioned that the Bruno's, whose property abuts Harpoon Lane, have requested gaining access through Harpoon Lane to get to Edgartown Road. He said that is an additional increase in traffic. He said Doug Hoehn told him that he would have to sell 100 feet of the private road to the Brunos and the entrance to Harpoon Lane would have to be increased to two hundred feet.

Bea asked Nate what his long term plans were. She asked if he was forming a corporation and Nate said he was going to form an LLC with his wife, and they will set up an auto-pay account to receive the rent. Bea said they will be absentee landlords. Nate said he would be the property manager so he would be there on occasion. When asked what would happen if they chose to sell, Nate said that he and his wife are in it for the long term. Bea said that as part of the application, she wants to see financials and how the business end of it will be laid out.

Bea said she felt this location made more sense than at the end of Oak Lane. Ginny suggested Nate consider staggering the houses instead of placing them in a line. Leah said that having this many units on Harpoon Lane, the frontage will need to be increased to 200 feet. Jane said a fire truck turn around will need to be installed and the road will need to be improved. Chris Alley pointed out that this was originally a Form A plan for two three acre lots. Matt asked how Nate planned to control the rentals and Nate said they would all be year-round.

Nate said he will need to get information from proposed tenants to see if they qualify for affordable housing.

He said he is thinking of charging in the range of \$1300 to \$1900 per month. Bea asked if Nate has spoken with the Housing Authority. She told him they have a waiting list of tenants who qualify under the median income requirement.

Bea asked if the board could condition the decision by requiring that only one vehicle per unit is allowed. The board was concerned that a second vehicle might just be randomly parked elsewhere. Matt asked if this plan triggered a DRI. Chris Alley said it is under ten units so it would not.

John said he understands the need for affordable housing but he is concerned about the impact. He said he is also concerned about the impact on the Holthems. Ginny said the construction phase will be heavily impactful.

Leah suggested that Nate draft several different ideas placing the units in various locations. She stated that she was concerned that there were so few windows and there are no windows in the bedrooms. Nate said he may install a healthy air exchange.

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Nate said he wants to meet with the neighbors to discuss his plan.

John explained to the board that the Brunos have asked to access Edgartown Road through Harpoon Lane. John said he and his neighbors were in favor of the idea until he spoke with Doug Hoehn who told him that the frontage needs to be 200 feet because the use of the road is growing. Leah pointed out that the board had granted the Brunos a second curb cut onto Old County Road but the Brunos probably don't want to screen the driveway as was conditioned in the decision.

**•Tree Warden:**

Bea moved and Leah seconded the motion to approve the removal of a dead tree on Indian Hill Road. The vote was unanimous.

**•Payment to Natural Heritage:**

Leah moved and Bea seconded the motion to approve a \$300 payment to Natural Heritage for the review of the Land Bank property. The Complete Streets Committee proposes to place a porous pathway connecting the crosswalk at the West Tisbury School to the shared use path. The vote was unanimous.

**MINUTES:**

Bea moved and Matt seconded the motion to approve the July 15, 2019 minutes as amended. The vote was unanimous with one abstention from Leah.

Meeting Adjourned at 6:50 pm

Respectfully submitted,  
Jane Rossi, Administrator

**Approved on August 26, 2019**