

## **WEST TISBURY PLANNING BOARD MINUTES July 31, 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)

Jen Devivo, Diana Ruiz, Bob Massic, Jeffrey DuBard, Tim Stewart, Michele Borre, Jane Rossi.

Leah opened the meeting at 5:30 pm.

### **• Continued public hearing on application for a special permit from Rachel and Peter Sorrentino to exceed floor area under Section 4.4-8 B 3 of the zoning bylaws on Assessor's Map 35, Lot 7, 71 Carl's Way, RU District.**

Leah read the hearing notice and explained that the applicants have reduced the size of their structures to comply with the Section 4.4-8 of the zoning bylaws. The board has received a letter from Reid Silva withdrawing the application. Jane explained that the owners will have to apply under Site Plan Review for a house over 3000 square feet and she has sent them the proper materials to apply. Leah commented that the board will need to look at some aspects of the structures such as glare from windows since the property is on the pond.

*Ginny made a motion to close the public hearing and Amy seconded the motion. Ginny-yes, Amy-yes, Matt-yes, Heikki-yes, Leah-yes.*

### **ZBA Referrals:**

•**Middle Point Bend LLC:** Leah said it was her understanding that a structure over 100 years old was not to be altered on its exterior. Jane said she would confirm that information with the Historic Commission and/or the state. She said she would contact Cynthia Aguilar as well since she knows a great deal about Island history.

*Ginny made a motion to draft a letter to the ZBA with the information gathered by Jane regarding the historic structure, and Amy seconded the motion. Ginny-yes, Amy-yes, Leah-yes, Matt-yes, Heikki-yes.*

### **MINUTES:**

•June 26, 2023 and July 3, 2023 were approved as amended:

*Ginny moved and Matt seconded the motion to approve. Ginny-yes, Amy-yes, Matt-yes, Heikki-yes, Leah-yes.*

### **DISCUSSION:**

**Jeffrey DuBard: Discussion regarding the current restriction on the property located at Merry Farm Road, and the potential owner of the Conservation Restriction on the open space portion of the Merry Farm LLC development:**

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Leah stated that she, Jane and Amy have all had the opportunity to read the paperwork sent to the board that afternoon. Others said they hadn't had a chance to thoroughly read the documents. She explained that documents are due for review by the board and the public 48 hours prior to the public a meeting or the board may request time for appropriate review. She said they will want town Counsel to review the documents as well.

Diana Ruiz, Executive Director of the Native Land Conservancy, described the organization she represents and explained that they oversee 811 acres of conservation land in Massachusetts and beyond. They currently don't hold land on the Vineyard and the Merry Farm property will be the first.

Leah said the conservation restriction sections of the document were excellent, but that missing parts of the document will need to be completed. These include the bounds of the CR section defining the property lines between the open space land and the abutting lots, the precise acreage of various parts (now shown as XX+/-) and clarification of the potential merging of Lots 1 & 2, now described as remaining in common ownership. These lots may automatically merge if they are in the same ownership. The board will need a signed agreement between the Native Land Conservancy and Merry Farm LLC, including the description of what the Conservancy is planning for the agricultural use of the open space lot, i.e. farming, trails, etc. The relocation of the Land Bank easement will require a description. Jeffrey said he will explain the details to Reid Silva. Matt told Jeffrey that once all items are complete he can return to the board.

Jeffrey also mentioned that he wants to relocate the house onto Lot 4 now because he has a buyer who is waiting to purchase the lot. Leah said that will have to wait until the town attorney reviews the completed document from the Native Land Conservancy.

### **●Public Hearing on an application from Tim Stewart to install a sign (already in place) on the corner of State and Cournoyer Road to display several businesses under Section 8.4-6A Sign Regulations, of the zoning bylaws:**

Leah opened the public hearing and read the hearing notice. Tim explained that Joe had notified him that his sign required a Planning Board review because it exceeded the size requirement and was not compliant. He explained that existing sign needs new posts, so he will be replacing them. Leah pointed out that any changes to the sign will require another review.

*Ginny made a motion to approve the sign and close the hearing and Matt seconded the motion. Ginny-yes, Matt-yes, Heikki-yes, Amy-yes, Leah-yes.*

Meeting adjourned at 6:30 pm

Respectfully Submitted,

Jane Rossi, Board Administrator.

**Approved as amended on August 14, 2023 Ginny-yes, Amy-yes, Matt-yes, Heikki-yes, Leah-yes.**