

## **WEST TISBURY PLANNING BOARD MINUTES August 12, 2019**

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

**ABSENT:** Matt Merry

**ALSO PRESENT:** Kathy Minkiewicz, Eric Peters, Arnie Fischer, Emily Fischer, Eleanor Neubert, Katherine Walsh, Bruce Fernie, Bill Veno, Harriet Bernstein, John Stanwood.

Ginny opened the meeting at 5:30 pm.

### **DISCUSSION:**

#### **●Arnie Fischer and Eleanor Neubert RE: Potential off-site affordable housing lot on Trotter's Lane, Assessor's Map 10, Lot 115:**

Eric Peters appeared before the board and stated that the Fischer's were, at one point, thinking they would wait to find a property, but they have come across one that may be appropriate. He said they are before the board to make sure it is an acceptable lot for affordable housing. Eric said they are meeting with the Affordable Housing Committee the following evening for the same discussion. The lot has been Land Courted so the title is certified by the state as being valid. The board looked at the map and the lot has access to Great Plains Road through Trotter's Lane.

Bea said that the Fishers had stated at an earlier meeting that they were willing to entertain purchasing one off-site lot to be sold affordably. Eric said that it seemed best to not have the affordable lot on the farm. Arnie said that the Trotter's Lane lot already has a well and Eleanor thought there may also be septic but she was not certain.

Ginny said that the lot is part of a subdivision that happened in the 80's or 90's. She said they were "medicine lots". She explained that the lots are now land courted so it would be difficult to undo that status. She said that the town got involved because there were some properties that had unpaid taxes. Eric pointed out that the Stoney Hill Association worked with the Planning Board on their subdivision.

Henry said that the board just wants to make sure the lot is buildable. Ginny said the buildability has already been confirmed. Bea said she was fine with the lot as long as it passes a perk test. Leah said she was fine with it as long as the board was in agreement that one off site lot was acceptable. Eric said that the Fishers will hopefully purchase the lot and they will come back with a plan. The board stated that they were not formally approving anything; they were simply in agreement that the lot seemed adequate.

Eric said he had another question regarding the Fischer farm property. He said that Arnie's daughter Emily would like to build a house. Under the Open Space section of the zoning bylaws, two houses would be allowed on a six acre lot. The board confirmed that it was allowed by right; however, the board does need to conduct a site plan review of the project. Leah pointed out that a plan should include the locations of all existing and proposed wells and septic systems within 100 feet of the property.

#### **Letter to Ziff/Roberts:**

Ginny said she preferred her version of the letter because she had a conversation with Mr. Roberts years ago. Bea said she was confused and thought that the Byways Committee was looking for a special way. Harriet said what they want is an easement over the land for public use. Henry said that the last time this

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was discussed the conversation was about speaking with the owners in person. He said it should be disclosed to the owners up front that this could potentially become a special way. Bea pointed out that she is a neighbor to the owners and she knows them. Bea said it is time consuming for busy people to not be informed prior to an informal discussion. Ginny suggested they draft a general letter describing a preliminary discussion. Harriet agreed. Leah said the board has to be certain of what it is asking for. Bill Veno said that the board is asking for an easement to a public trail. He said that when the property transferred, the Byways Committee thought it would be a good time to plant a seed to gain access. He said the Byways Committee prefers that the request for access come from the Planning Board. Bill stated that the owners may feel a bit intimidated if they are asked to appear before the board in person. Bill said he will forward his letter to Jane.

Jane was asked to send Bea's letter to the board and Ginny said she would draft something based on that.

### **Report from Jane on plans for the North Tisbury bridge and the intersection of State and North Road:**

Jane explained that she had a conversation with Jen Rand about the bridge and the intersection. Jen said the plan was to either make a round-about at the intersection or square it off so that cars would have to come to a complete stop prior to turning right or left. The plan for the bridge is to add a pedestrian bridge on each side. Jen told her the Selectmen will have to get easements from the property owners but she didn't anticipate a problem.

### **Pop-Up Events:**

Ginny pointed out that the MVFF are holding events at various venues including several inns. She felt that the board should be aware of this since the MVFF is searching for a permanent location of their own and these events will take place there. She said there are a lot of pop-up events happening all over the island.

### **CORRESPONDENCE:**

- Violation letter to the PB cc'd from the B&Z Inspector.
- Antenna Installation letter from CBRE.
- Letter from John Hartzband RE: Proposal from Nate Morgan to erect 9 affordable housing units on Harpoon Lane:

Ginny said that the board has received several letters regarding this proposed project. The board will discuss them once they have read them. She said that John's letter was received prior to the posting of the agenda. Ginny said that the board suggested to Nate that he reach out to the abutters of the Harpoon Lane property. Katherine Walsh said Nate placed a flier at each abutter's door. The flier did not mention what his plans were. Bea pointed out that the board does not have a plan before them.

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Katherine asked how Nate was planning to manage his rental property. The board said that his plan is to manage it himself; however, the tenants have to be qualified and have to be registered with the Housing Authority. Ginny explained that he first appeared before the board with a plan for a property at the end of Oak Lane. He then came back to the board for an informal discussion about the Harpoon Lane lot. She said he hasn't purchased it yet.

Bea explained that under the Community Preservation Committee, they are supporting six single person rentals and the rents range in price from \$1100 per month without utilities and \$1400 with utilities. The tenant is responsible for \$600 to \$800 and the CPC will pay the rest. She said there are 122 people on the waiting list for single person housing.

Katherine Walsh asked how so many units could be allowed on one lot. Bea explained that the multi-family housing bylaw is specific but several units are allowed and density is a factor. The bigger the lot the more units can be erected. Katherine asked if the abutters have a say in the decision. Bea said that abutters do not have veto power but they do have influence. Harriet asked if the planning board had a policy regarding how much density is enough. She said that it may need to be looked into. Bea said that is a special permit issue, and greater density is better in some places rather than others. Harriet said the look of the town is very critical.

Katherine said that she felt it was a slippery slope to allow for a private developer to manage such a project. Ginny pointed out that John Abrams is a private developer who has done affordable housing projects. Bea said that doing a 40 B is also an option but we stay away from that because we don't have control of 40 B's. Henry explained the Housing Production Plan and stated that the reason we have the multi-housing bylaw is to allow the town to maintain control of affordable housing and not the state. Ginny explained 10% of housing in each town in Massachusetts has to be dedicated to affordable and it has to be subsidized. Bill Veno wasn't sure it needed to be subsidized but it did need to be recognized. Bill said he would ask Kristine Flynn about it.

Katherine asked if it was fair to turn that neighborhood into a high density area.

- Edgartown public hearing notice.

**MINUTES:**

The board decided to hold off on approving the minutes until the next meeting.

Meeting Adjourned at 6:50 pm

Respectfully submitted,

Jane Rossi, Administrator

**Approved on August 26, 2019**