

WEST TISBURY PLANNING BOARD MINUTES August 17, 2020

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

ABSENT: Amy Upton

ALSO PRESENT: Reid Silva, James Moffett, Victoria Riskin, David Rintell and Jane Rossi.

•Site Plan Review application from Reid Silva and James Moffett on behalf of Michael Walsford to construct a house over 3000 square feet, a non-habitable pavilion, a pool, a detached screened porch and a garage within the Coastal District on the property located on Assessor's Map 38, 7.7 and 38, 7.8:

Reid said that James Moffett is the Architect who designed the structures and explained how they came to design the proposed plan.

On the property, the proposal is to construct an 8801 square foot house with a pool, a garage, a detached screened in porch, and a non-habitable pavilion with a kitchen. He said the screened porch is not weather tight and has an open concept with screens at each end. He said the garage will need a special permit because it is over 676 square feet. In a conversation with that, Reid was informed that Joe considers minor accessory structures to be less than 676 square feet. He said he has been appeared before the Conservation Commission regarding the coastal district which they are currently reviewing. They have been approved for the pool by the ZBA.

The total acreage is 7.78 acres which contains two recently combined lots. Jane pointed out that the plan to plan combining the lots has been recorded. However, the Assessors have not yet received the information from the Registry of Deeds to update their data. Reid pointed out that this proposal could have been done on two separate lots but the owner wanted one septic system.

Bea said the plan displays a pavilion with bedroom which she considers to be a subordinate dwelling. Reid said the pavilion was originally intended to be a subordinate dwelling until the owner determined he didn't need the extra bedrooms. Jane asked if there was an updated plan that she hadn't received. Reid said he would send it to her.

Reid said the pavilion minus the bedrooms is 1604 square feet and includes a ½ bath and a cooking, dining and sitting area all on a single level.

Victoria asked what the height of the tallest structures will be. James said the lot is considered to be "open" so the height allotment is a maximum of 18 feet and one section of the house is just below that while the other section is at 13 feet. David Rintell asked if it would be possible for someone to extend a measuring pole on the property so that he can see the height of what they will be looking at from their vantage point. James said he could do that and they exchanged contact information.

James pointed out that he had received the Planning Boards list of suggestions from Jane and he explained how the plan is complying with the list. He said the roof pitch is flat, they have set the pool as low as possible and concealed it into the landscape. The exterior of the structures is all-weather cedar and granite stone. The roof is wooden and will contain 92 solar panels for renewable energy purposes. The pool will be powered with gas as well as the hot tub. The windows will be of low-reflection glass. Ginny

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asked about the drainage of the pool during the off-season. She said the properties along the shore line have the pool water trucked off. Leah said that most are not entirely drained. James said they would remove about a foot of water which is quite a bit. He said he will discuss the draining it off of the site. Ginny pointed out that there are endangered species within the vicinity of the property. Reid said Natural Heritage has already conducted a review.

Reid said he still needs to appear before the Zoning Board to apply for special permits and they need to finalize their hearing with the Conservation Commission. Jane explained to the Rintell's that they will be notified when the ZBA will hold the public hearing so they can attend.

Matt said he feels the plan is sufficient considering the large size of the lot and Bea agreed.

Bea made a motion to approve the concept of the plan and Leah seconded the motion. Bea-yes, Leah-yes, Matt-yes, Ginny-yes.

●Site Plan Review from Michael Daniels to expand a previously approved Studio on the property located on Assessor's Map 37, Lot 13, 231 Vineyard Meadow Farms Road:

Ginny began by explaining that the board has been researching the application request. She said that the original plan has changed, and the company Michael is working with has suggested expanding the size of the structure and has recommended a certain type of windows. The company requires a specific style for reinforcement purposes. This increases the size of the studio significantly. The second floor now contains two large storage areas and the cupula with a third story storage area. These are considered attics and lofts.

She explained that the Building Inspector suggested that an independent engineer determine why the structure needs to be braced to withstand high wind gusts. She pointed out that the structure should be sent to the Zoning Board of Appeals because it exceeds the allotted 676 square feet for an accessory structure. She asked why there was a need for such a strong structure.

Michael said his original plan included a full basement, a ground floor and a loft for storage. He pointed out that the foundation has already been installed. Recently, he had a conversation with a company called Shelter Kit. He said the state code requirement is for a structure to withstand 140 mile per hour wind load. In order to do that the structure needs to be braced at both ends. He said he was stunned when the company told him that. However, he said it appears the board would prefer he revert back to the original plan. Bea asked Michael if he thought the issue was the height. Matt asked if a bracing turn buckle system had been considered. Michael said they had discussed installing steel posts but he didn't want that. He said that compression was the issue. Ginny asked why the windows were in the cupula and why they are so large. Michael said it was to bring in the natural light.

Bea pointed out for the record that the minutes of the meeting where the original plan was approved shows an error in the screening requirements. Michael said they will be screening with trees on the Ogdon's side of the lot as well as the Gellers. Jane said she will amend the minutes for board re-approval.

Jane said she will draft a letter containing "no changes" to the original plan to include the appropriate locations of the screening.

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●DISCUSSION:

●Clark Bruno RE: request to extend a special permit to install a curb cut on the property located on Assessor's Map 31, Lot 18.1, Butterfly Lane:

Clark Bruno appeared before the board and stated that, due to family issues, they have not installed the approved curb cut for the rear lot on their property. He said he was before the board to request a one year extension.

He explained that he and his brother are working out a plan to possibly access the back lot through Harpoon Lane and abolish the plan to access Old County Road. He said they feel accessing Harpoon lane to get to Edgartown Road would be a more attractive alternate route. Negotiations are going well with the residence on Harpoon Lane regarding the granting of an easement to the Bruno's. They hope it will happen within the next three or four months. Ginny pointed out that Harpoon Lane is in the Historic District.

Leah said she the request seems reasonable and the Bruno's are being prudent.

Leah moved and Matt seconded the motion to approve the request for a one year extension to the decision granting a curb cut on Old County Road. Leah-yes, Matt-yes, Ginny-yea, Bea-yes.

●Result of a site visit to determine if the lot is treed or open landscape:

Several board members met on the property located on Assessor's Map 1, Lot 38, 55 Naushon Road, to determine the height allowance for a structure.

Bea stated that the lot should be considered open due to the small trees. Leah said there is a hollow on the property where a taller house could be constructed. However, the property hadn't been staked due to the proposed buyers uncertainty of whether or not he would be purchasing the lot. Matt said he viewed the lot from the vantage point of the sound and the houses on either side are below 18 feet so a 24 foot structure would be too high.

Bea made a motion to deem the lot open, allowing structures to be a maximum of 18 feet height, Leah seconded the motion and the vote was unanimous.

Ginny mentioned that it was difficult to navigate the roads in the subdivision because there or no street signs. Bea said she believed signs were required for emergency purposes. Jane said she would discuss it with Manny Estrella.

●Email from Attorney Rappaport RE: The term "Grandfathered":

Jane explained that the term "grandfathered" is no longer acceptable as it is considered to be a racist term. She said the word appears twice in the zoning bylaws. The board determined that it should be removed but not until the Town meeting in the spring.

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●Request for tree removal on Music Street:

The board briefly discussed the request for the removal of some small trees on the Ausubel/Bird lot on Assessor's Map 32, Lot 36, 57 Music Street. The project had appeared before the Historic District Committee in a previous public hearing and was approved. Ginny said the trees appear to be very small, there are only a few and they are on the owner's property. Jane had sent the board photos of the tagged trees and several members physically viewed the trees.

Bea moved and Leah seconded the motion to approve the removal of the trees. Phear-yes, Smith-yes, Jones-yes, Merry-yes.

●FURTHER DISCUSSION:

●Jane mentioned that she had received an application from a tenant of Dan Larkosh to rent space on his property in the Light Industrial District. She said the plan was a hand sketch on an old Vineyard Land Surveying plan and it was difficult to read and may be unacceptable. Matt suggested Jane send a copy of a Maciel plan to Mr. Larkosh to provide an example of what type of plan the board needs to review. He said the plan needs to be to scale.

MINUTES:

Bea moved and Leah seconded the motion to approve the August 3, 2020 minutes,

Bea-yes, Leah-yes, Matt-yes, Ginny-yes.

Adjourned at 6:40 pm

Respectfully Submitted,

Jane Rossi, Administrator

Approved on August 31, 2020