

WEST TISBURY PLANNING BOARD MINUTES August 21, 2023, pg 1

PRESENT Ginny Jones, Heikki Soikkeli, Amy Upton, John Rau.

ABSENT: Matt Merry

ALSO PRESENT: (Names as they appeared on the Zoom screen)

Marie Luck, Pam Scott, Linda Holt, Edward Swanson, Keith McGuire, Eunki Seonwoo, Mark Cicotera, Janice Haynes, Jeremiah Brown, Philippe Jordi and Jane Rossi.

Leah opened the meeting at 5:35 pm.

DISCUSSION:

●Continued public hearing on an application from Island Housing Trust to construct (upper and lower duplex) apartments on Assessor's Map 16, Lot 194, 88 Pin Oak Circle, RU District:

Leah read a letter from Michael Colaneri she had received just prior to the meeting.

Pam Scott displayed the revised plan and explained the landscape plan which included a heavy buffer surrounding the lot, particularly along Old County Road. More closet space was added at the board's request and the curb cut had shifted away from the abutting neighbor. An area in the basement was added to provide storage space for each unit. She said the units will be either sold or leased depending on financing. If sold, the ground lease will be held by Island Housing Trust. IHT looked further into the title on the land and found no restrictions. The first floor unit has 2 bedrooms and is 936 square feet and the upper units has 1 bedroom and is 786 square feet.

Leah said, at the previous meeting there were questions regarding a two family structure on such a small lot. Ginny had strong reservations about the plan. She said she and Michael Colaneri have worked for the town for many years and have a different understanding of how the Pin Oak Circle subdivision is or was restricted. She had asked Jane Rossi to contact Hadden Blair who was an administrator to the Building and Health Departments and may have some answers to the Board's questions. She said she felt the proposal before the board should only be one unit as a single family residence. The ground water should be tested. Pam said the property had been conditionally approved by the Board of Health and they can get the testing done after they receive a special permit. Ginny disagreed, stating that water testing for PFAS can be done at any time.

Keith McGuire said the project is similar to the Old Court House Road duplex which was a highly controversial process that turned out well for everyone. He said they have well digging lined up for the Pin Oak Circle project and the owners have waited a long time to sell. Leah asked why they can't designate both units as affordable. Amy said she just read the bylaw and the proposal fits into the bylaw nicely, and she did not have an issue with the plan. She did however state that the use of the property as a rental or a sale should be clarified.

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Phillipe Jordi explained to the board that their approach was not to burden the town financially. They are using the existing bylaw and they are offering an apartment that will be restricted to year-round housing. We have a need to attract and house our employees. The intent is to provide affordable space for one unit and to permanently restrict the other to year-round housing. Leah said a rental would provide the owner more control. She asked if the year-round unit would have a lower tax rate. Philippe said homeowner pay a 4% tax increase based on the town assessment. Leah was confused as to how the lower unit could be assessed differently from other properties if there is no affordability restriction.

Jane asked why IHT chose to stack the units rather than place them side by side. Pam said they would have to encroach into the setbacks if it were side by side. Amy asked if Pam could give an example of similar duplexes. Philippe mentioned Scott's Grove, Sippiessa and Eliakim's Way.

Jeremiah Brown said he and his wife, Janice, appreciate what IHT does for the island. However, they do not like this plan. He and Janice felt the lot is too small for an enhanced septic, and the state law limits a property to 10,000 square feet per bedroom. Linda Holt said Old County Road is designated as a scenic road and she urged the board to maintain the lot as a conservation lot.

Amy suggested the Affordable Housing Committee and the Planning Board work together to make sure the proposal meets all the criteria.

Leah stated that she was unhappy about the lack of commitment regarding the lease or sale of the property. However, the board should restrict the lot to no more than 4 parking spaces (two per unit), and the board shall research the history of the Pin Oak Circle development to determine why some of the lot are restricted as Homesite lots and to confirm that the Luck lot is not one of them. The Affordable Housing Committee could consult counsel to gather the information.

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

Ginny made a motion to approve the plan with conditions: Planning Board shall investigate the history of the lot with the Affordable Housing Committee, a maximum 4 car parking limit and the buffer zone will be permanently protected and maintained. The approval is not final until the issue of required affordable houses on Pin Oak Circle is settled.

●Site Plan Review application from Robert Souza for a house over 3000 square feet on Map 10, Lot 203.1, 335 Takemmy Path, RU District:

Mark Nicotera explained that the lot is 3 acres in size, the proposed house will be 3154 square feet, they have added a future swimming pool and detached bedroom to the plan and they may eventually add a basketball court.

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Amy made a motion to approve the plan and Heikki seconded the motion. Amy-yes, Heikki-yes, Leah-yes, Ginny-yes.

Meeting adjourned at 7:00 pm

Respectfully Submitted,

Jane Rossi, Board Administrator.

Approved on September 18, 2023- Ginny-yes, Heikki-yes, Amy-yes, Leah-yes, Matt abstained.