

WEST TISBURY PLANNING BOARD MINUTES August 26, 2019

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

ALSO PRESENT: Tony Brandon, Bruce Fernie, Cynthia Aguilar, Harriet Bernstein, Jane Rossi.

Ginny opened the meeting at 5:30 pm.

DISCUSSION:

•Letters from potential Associate Members:

Jane said that Amy Upton and Kathy Minkiewicz sent letters of interest in the associate position. Doug Ruskin and Oliver Osnoss declined. She said that John Hartzband expressed interest but Jane never received a letter from him. Bea said that both Kathy and Amy are well qualified. She said that Kathy has more experience but Amy could bring in new ideas/skills. Amy also has children in the school system. Matt said that either would be fine. Jane was asked to contact Amy Upton to come to the next meeting for a brief chat. Kathy has already appeared before the board.

•Minutes and agenda of the Complete Streets Committee and the Byways Committee:

Ginny said she couldn't find the minutes for the Byways Committee and the Complete Streets Committee on the town website. Jane said the CS Committee is not on the site, the minutes are stored in a binder on her desk. The Byways Committee is on the site but they meet so infrequently that there probably isn't much there. Jane said she would look into getting both on the site and current.

•Ziff/Roberts letter:

Ginny said she wants to try the soft approach and perhaps have a small meeting with Mr. Ziff and Mr. Roberts. Bea said she is happy to talk with the Roberts but only after the board has sent the letter. Matt said that they may not even own the property together. It is listed under a trust or an LLC in the Assessors office. Cynthia said that Ginny's letter is too soft. Ginny said the board has to be careful. Henry expressed his frustration and said he needs a clear map indicating exactly where the area the Byways Committee is suggesting be either granted an easement or designated as a special way. He said he is confused as to what exactly the Committee is trying to obtain. Harriet said they want some sort of easement so that the pathway won't be developed. We want it protected and we would love to have it open to the public in the future. Henry suggested someone just call the owners and ask. Matt said the covenant that has a condition on it that states "the ancient way shown on the plan running from Christiantown Road to John Cottle Road cannot be closed in any way but can be moved behind the barn", is a condition on the Red Farm plan, it is not for Mohue or Graham. Matt said that Graham would not have agreed to an easement and he doubts that the current owners will either. Bea suggested that the board simply state that this is an old path and we hope that it will be kept open. Leah said a new letter should be drafted for review. Matt felt it was the wrong approach. He said the board needs to be upfront about the possibility of it being designated a special way in the future. Ginny said she would draft a new letter.

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●Covenant for the Katherine Walsh property:

Jane explained that the two newly created lots on the Walsh property on Old County Road had recently sold. She said that the Assessor's Office pointed out to her that under Section 4.3-3 C of the zoning bylaws, a covenant is required to be recorded along with the deed for all any "rear lots" that are granted a reduction in frontage. The board approved the draft covenant that Attorney Sederholm had drafted.

●Board member appointments to various boards/committees:

Henry said he would replace Leah on the Capital Improvements Committee and Matt said he would become a member of the Housing Bank Committee.

Bea moved and Ginny seconded the motion to approve both appointments. The vote was unanimous.

●Food Trucks:

Jane explained that Joe informed her that several people have requested parking their food trucks in town to sell food. She pointed out that food trucks are considered "fast food" and are not allowed. However, she said they are allowed to get a permit from Jen to sell their product at events only. The board suggested that Jane ask the Health Inspector to come to the next meeting with one of the BOH members for a discussion of possibly allowing (or not) food trucks.

●Open Space bylaw amendment:

Leah passed out a memo containing the current and proposed language in Section 5.5-2 of the zoning bylaws. She said that the Land Bank is proposing to clear up the language regarding smaller lots and open space. Jane said she would add the proposed amendments to the list of zoning bylaw changes for the 2020 town meeting.

●Attorney General decision on Town Meeting Bylaw amendments:

Jane reported that all amendments have been approved by the AG's office, however, they are holding onto the pool fence requirement for further review.

CORRESPONDENCE:

●Harpoon Lane abutters letters on Nate Morgan's proposed project:

The board briefly discussed the letters that abutters wrote in objection to Nate Morgan's proposal to place nine units on a three acre lot at the end of Harpoon Lane. Bea said some valid points were made in the letters. Ginny said that Nates proposal will require what will need to be done to improve the road. Matt said it will require a Form C application. Jane was asked to send a copy of the letters to Nate.

●E-911 address assignment:

Bea moved and Leah seconded the motion to approve an address change for James O'Donnell and Michele Alton. They recently purchased the property located on Assessor's Map 26, Lot 29 which had an

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address of 53 Elias Lane. However, their access is through a shared driveway to Old County Road. The new address will be 664 Old County Road. The vote was unanimous.

MINUTES:

●*Leah moved and Bea seconded the motion to approve the July 29, 2019 minutes. The vote was unanimous with one abstention from Henry.*

●*Bea moved and Leah seconded the motion to approve the August 12, 2019 minutes. The vote was unanimous.*

FURTHER DISCUSSION:

●Tisbury Great Pond:

Ginny mentioned that she will be working to find out about the nitrogen loading in the great pond. She informed the board that the Shellfish Committee has hired a part time employee.

●Pond View Farm house under construction:

Leah said that a slab has been poured at the house. Matt said we need to look into height variances because they have excavated so much dirt from the site to make the house deep enough into the ground to meet with the height requirement. There has been so much digging and a lot of material being trucked out. He suggested that the board should be requiring a landscape plan be included on a plan applying for a house over 3000 square feet. Bea said that the board could review and then recommend height relief to the ZBA. Ginny said everything should be on the plan that the planning board reviews. Each department should not be reviewing incomplete plans; we should all review the final plan. We also need to pay attention to elevations. Maybe we should discuss this with the ZBA. Matt said he would speak with Larry Schubert.

Meeting Adjourned at 6:50 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on 9/9/19