

WEST TISBURY PLANNING BOARD MINUTES August 31, 2020

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

ABSENT: Amy Upton

ALSO PRESENT: Tucker Hubbell, Vincent and Heather Maciel, Bill Veno and Jane Rossi.

•Site Plan Review application from Tucker Hubbell on behalf of Vincent & Heather Maciel to create two rental lots on the property located on Assessor's Map 31, Lot 6.3, 28 Huseby Mountain Road:

Tucker asked if the board had read the letter he had submitted along with the plan and they confirmed they had. He explained that there are three lots in the Light Industrial District that the Maciels' rent out. They are adding two more, smaller lots of 7500 square feet each which is half the size of the other spaces. Their plan is to rent to Island businesses for the storage of either construction or landscaping materials. Vinnie said they don't want to sign any leases until the board has reviewed their plan. Leah said the plan looks ok on the surface. She mentioned that the proposed lots straddle two lots and Tucker pointed out that they are in the same ownership. Bea said the Maciels are very considerate of their neighbors. Vinnie said he has spoken at length with Mr. Coogan, an abutter, and to John Keene. He has not had the opportunity to speak with Melissa Manter. Leah suggested that he reach out to her as soon as possible.

Vinnie explained that it has been a work in progress to keep the site clean. They have a portable toilet on site and electricity and all is working out well. A couple of construction companies have inquired about renting and plan to place a storage container amongst other items on site. He pointed out that they are careful to be mindful of traffic. Tucker said they back trucks in at the end of the day so there is no back up beeping in the morning. Vinnie said they installed a fence between their property where an existing horse trail is located and it also serves as a dust barrier. Additionally there is a row of trees planted as a barrier.

Leah made a motion to approve the review and Henry seconded the motion. Ginny-yes, Leah-yes, Bea, yes, Matt-yes, Henry-yes.

Tucker mentioned that it was his understanding that the proposed "storage container" bylaw was never reviewed at Town Meeting. The board confirmed that it had not been considered. Bill Veno said the container requirements are on the DRI Checklist which has not yet been approved.

MINUTES:

Bea made a motion to approve the August 17, 2020 minutes and Leah seconded the motion. Bea-yes, Leah-yes, Ginny-yes, Matt-yes, Henry abstained.

CORRESPONDENCE:

•Letter from the EPA regarding the installation of a pier on the Wexler property.

The Board determined that they did not need to weigh in on the request.

•Email from the Gerald and Linda Latter regarding traffic on a Special Way caused by the access to Long Point Beach, and an encroachment on their property on Waldron's Bottom Road:

WEST TISBURY PLANNING BOARD MINUTES August 31, 2020, pg 2

Henry stated that once traffic is allowed on a Special Way, he wasn't sure that it could be restricted. Bill Venno stated that a special permit is required for expansion. However, he was concerned that it may require all new expansion to require applying for a special permit. Jane explained that a signed copy of an agreement between the town and the Trustees of Reservations has not been located which may provide answers. The board said this may be a question for the Selectmen and suggested the Latters contact them. Bill suggested this may require some evaluation.

• Request from the Tree Warden to remove a dead tree on Tiahs Cove Road:

The board determined that the request to remove the tree was valid and voted unanimously that there was no need to conduct a public

•Site Plan Review application from Vineyard Land Surveying on behalf of the Land Bank for a lot line adjustment to create two lots on the property located on Assessor's Map11, Lot 2, Lambert's Cove Road, RU District:

Reid explained that Island Housing Trust is proposing to occupy the current Child property to install affordable housing and the home base for the Island Autism Group. The plan shows a division of land to create a 10 acre lot for the Land Bank and a 7.5 acre lot for the Island Autism Group and IHT.

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

The board voted to elect Ginny Jones as the signatory on the Mylar. Bea-yes, Leah-yes, Henry-yes, Matt-yes.

•Site Plan Review application from Vineyard Land Surveying on behalf of John and Susan Poduska for lot line adjustments on the property located on Assessor's Map 11, Lot4, 41 Hidden Village Road:

Reid explained that the plan shows a reconfiguration of 3 lots. He said the current lot lines represent undersized lots and this plan brings them into compliance with current zoning. The owners wish to build and this plan will make the lots compliant and buildable. A rear lot exists on the plan allowing for a reduction in frontage.

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

•FURTHER DISCUSSION:

•Dover Amendment:

Jane mentioned that part of the discussion on the All Island Planning Board agenda was the Dover Amendment. She said was interested to know more about it in the event of any related future applications. Bill Venno said the MVC had conducted a workshop on the subject in the past and will forward the information to the board.

WEST TISBURY PLANNING BOARD MINUTES August 31, 2020, pg 3

Adjourned at 7:00 pm

Respectfully Submitted,

Jane Rossi, Administrator

**Approved on September 31, 2020- Phear-yes, Jones-yes, Smith-yes,
Merry-yes, Geller-yes**