

WEST TISBURY PLANNING BOARD MINUTES September 14, 2020

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

ALSO PRESENT: Doug Hoehn, Eric Peters, Jim Vercruyssen, Dan Doyle, Lucy Cox, Meg Patterson, Bill Venno, Don Ogelvie, Simon Shapiro, David Lieberman, Meg Patterson, Jane Rossi.

•Form A application from Doug Hoehn on behalf of The Homer Watcha Trust, for lot line adjustments on three lots on the property located on Assessor's Map 38, Lots 1, 2, 11, 11.1, 12, Map 39, Lots 14, Map 43, Lots 9, 10, 12, 13, 3 Little Homers Pond Road:

Doug said that the property line adjustment from the 2018 plan was on lots 3A, 3B to the west of Mr. DeBlois house. He is currently trying to market the property and suit it to the buyer's needs. This plan takes lots 3A, 3B and 3C and adjusts the lines accordingly. Each of the three lots has ample acreage totaling 46 acres. One of the lots was re-configured to properly locate the driveway. Perry Ambulose, the property manager, orchestrated the proposed line adjustments Doug said there is a note on the plan that states "this plan is a re-division of 3 lots of a previously recorded plan and states that "this plan does not create any additional lots."

Leah asked why Lot 3A was in two sections and Doug explained that the driveway was relocated off to the side of the property rather than running through the center. She also so asked why so much space we reserved and Doug said it was for privacy. Doug said it was for privacy purposes. He also pointed out that the plan prior to this showed lots 3A and 3C occupying the same area but the lot line was different. Lot 3B occupied everything that was on the right side of the road. Now, lot 3C includes the property down to the pond. Leah said she didn't have a problem with the adjustments since none of the lots are undersized

Leah made a motion to approve the plan and Bea seconded the motion. The vote was unanimous; Ginny-yes, Bea-yes, Leah-yes, Henry-yea, Matt-yes.

DISCUSSION:

•Look/Crow Hollow, Map 35, Lot 2, 61 Road to Great Neck:

Doug Hoehn explained that the last plan for this property was in 2009 and was signed by the board in 2010. A three acre lot was cut off and sold, and the Look's retained the remaining 18 acres. There is an existing dirt road off of the Great Neck Road that they would like to use as their frontage and access to draft a subdivision plan for estate planning purposes. The purpose of the discussion is to determine if the road is adequate because that determination will help to determine how many lots can be created. Matt said he is familiar with the road and it is in good shape, However, it may need to be widened in the area going up the hill by a foot or two.

Ginny said that the board will have to see a plan before making any decisions. Doug said he was before the board to set a time to take for a site visit to take a look at the road. He said they have not determined how many lots will be created at this time. Doug pointed out that the road is way over to the side of the property and the property line will run down the center. Leah said the board needs to take a look. Matt pointed out that the Road to the Fischer property is 12 feet wide.

The board determined they would review the road the following day.

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●Informal discussion regarding the Knight property on Map 11, Lot 46.2, David Look Road:

Doug explained that the Knights have a 13 acre lot with an existing house. It is located just past Nip & Tuck Farm on the left. The lot was created in 1979 and there are some wetlands on it. The road runs along the property. The owners proposed to create two lots and sell the vacant lot. Doug said they have a right of way to State Road.

Leah said the board will need to review a plan.

●Dan Doyle: Presentation of a proposed shared use path on North Middle or South Road:

Dan Doyle stated that he has been working on a joint project with Jim Vercruysse. Jim introduced himself and stated that he works for the Martha's Vineyard Commission and is an Aquinnah representative. He said he and Dan have been looking at creating a connector path on North, Middle or South Road. Dan displayed an aerial plan of the up island roads. Jim said they are trying to make the roads safer for everyone by figuring out what would work best. He said that some cyclists do ok on the roads but not all; an sup is safer for pedestrians a vehicular drivers.

Jim said they have been working to figure which road would be best for a path. The right of way dimensions show North Road to be the best option. The width provides flexibility, granted, Jim said they understand that any change to the road might pose an issue for the abutters. Safety is the real motivation behind the proposal. Henry asked if the road ran through the middle of the right of way. Dan said in an old survey it meanders through it, and the right of way narrows to 40 feet from the Crossroads to Menemsh in Chilmark. Henry then asked if there was enough room for an sup. Dan said they have no planned concept just yet, this is just to get a sense of the boards feelings on the proposal.

Dan continued by saying that they are trying to figure out what the trade-offs would be comparing each road. He said it may make sense to install a path on the other side of the existing stone walls but that is difficult to piece together. He said they have thought about installing an unpaved path but that is not appealing to speed bikers. They will likely be unpaved if they are outside of the stone walls. Ginny asked if the widths were all uniform. Dan said South Road is 40 feet, Middle Road is 30 feet and North Road is 50 feet with some areas that are narrower but 50 feet provides a lot of flexibility.

Jim and Dan pointed out that it has not been possible to widen South Road so Middle and North Road are the front runners. Dan said they want to preserve the character as much as possible. Ginny pointed out that North Road is wider from N. Tisbury to the Chilmark town line, while Middle Road has high walls and banks. Dan stated that the stone walls on Middle Road are very close to the road. He said we want to think creatively to preserve as much as possible. We want to continue the path up island to give cars and bikers a safe route to travel. Dan said they are open to ideas and concepts and value any input from the board.

Ginny asked to make a suggestion; The Land Bank maps show the conservation restrictions so they should be reviewed. Dan said they are aware of all restricted areas. Ginny said she felt a bit conflicted given that there are so many large trucks and busses on the roads. It's hard to know how to preserve what we have on these beautiful roads.

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Bea stated that the goal is important and she agrees that North Road is the best choice. She added that it is hard to react without a plan, and Leah agreed. She said that if the path is going to wonder in and out of the right of way it will be more beneficial to look at a plan. She added that it would be good to get bikes off the road. Unfortunately, bikers often choose to use the road instead of a sup. Ginny commented that it would be an asset if the utility lines were buried. Henry said he will need to see how the path meanders and if and where any wetlands are located. Matt asked what the width of the path would be and Dan said the state promotes a 12 foot width but 10 feet would work fine.

Dan said he and Jim will circle back with more details. Matt stated that the section of road in West Tisbury is shorter than the length in Chilmark. He asked how Chilmark felt about the proposal. Jim said the opinions in the meeting were mixed. They are trying to key the road layout with the existing layout. He said there was a lot of participation and discussion so he and Dan were encouraged. Matt said the idea of a sup is overdue but only if it is used. .

Lucy Cox stated she was present at the Chilmark zoom meeting discussion. She said there were a lot of speakers present. She expressed her personal concerns about the disturbance to the trees and stone walls, and stated that the speed cyclists will not use a path. She asked who was going to use it because it seemed to be a lot of disturbance.

Bill Veno stated that the layout of the road could possibly be shifted. Bea pointed out that the path along State Road is heavily used regularly even though it's not a proper bike path. She added that when trees are removed they can be replaced with new ones. Matt said it would be helpful to see a proposed layout.

Jim said we need to think about different modes of transportation aside from vehicles. David Lieberman suggested that one way to identify of the paths will be used is to open North Road to one-way traffic a couple of times a week to allow vehicles to travel one way and bikes to travel the other way just as a study. He added that the road is very long, hilly and curvy. He said he welcomes bike riders.

●Site Suitability Tool Instruction:

Dan Doyle explained that this particular tool was motivated by the Housing Production Plan. He said one goal was to site workforce housing but the question was always where to put it. This tool allows the user to manipulate a particular property. The program is an integration of different variables on one property so the user can weigh and measure them. Some are smart growth and others are more complicated. It is basically a user-score calculator. The site is full of options and choices. The properties highlighted in yellow are vacant lots. A score of one lot will impact the final score of all manipulated lots over all. It is very hands on and user friendly. Ginny asked if it was available on line. Dan said he would send the link to the board. Henry said he would like to take a look at the site and ask questions later.

●Request from the All Island Planning Board to hold a 1-day seminar for Island Planning Board members:

Jane explained that she had attended the most recent AIPB meeting and said although it was fairly well attended, there were not a lot of town representatives. She pointed out that the discussion was about climate change and working together to combat it. The other agenda item was on the Dover Amendment.

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She said Ewell Hopkins explained that the developers of the proposed new high school are using the Dover Act to build what they want without input from Island towns. Jane told Ewell that she had been approached by a developer in West Tisbury proposing the same protection. She told the board that Ewell advised her to refrain from hiring any attorneys at this time because they were working to educate themselves on the subject.

She went on to explain that the AIPB was proposing to hold a day-long seminar to work on an island wide climate change plan. The board felt a day-long meeting was not appealing and suggested it be a ½ day discussion. Jane said she would pass that information along.

●Town Meeting speakers:

Bea and Leah agreed to speak on Town Meeting Floor on the proposed zoning bylaw amendments.

●Further Discussion:

*No revised plan from Dan Larkosh has been received.

*Cotterell foundation has been completed but the house has not been delivered. There is a trailer parked in front of the property as if to advertise the business.

*Ginny will do Janes annual evaluation.

*Matt asked if he had to recuse himself as an abutter to the Child property. It was confirmed that he could not weigh in as a board member but could recuse himself and participate as an abutter.

Adjourned at 7:00 pm

Respectfully Submitted,

Jane Rossi, Administrator

Approved on 10/19/20 Phear-yes, Jones-yes, Smith-yes, Geller-yes.