

WEST TISBURY PLANNING BOARD MINUTES September 18, 2023, pg 1

PRESENT Leah Smith, Ginny Jones, Heikki Soikkeli, Matt Merry, Amy Upton, John Rau.

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

Chris Alley, Bill Veno, Wade Simmons and Jane Rossi.

Leah opened the meeting at 5:40 pm.

• Form A application from Chris Alley on behalf of Huseby Meadows LLC and CS RE Huseby Meadows LLC, for lot line adjustments to the property located on Assessor's Maps 21, Lots 8, 8.2 and 8.3, 5, 7, and 9 Huseby Mountain Road, RU District:

Chris Alley explained that the original plan contained a 10, 9 and 7.5 acre lot. The proposal before the board was to adjust the lines to make two 5 acre lots and one 16.5 acre lot. The building envelopes will remain the same as was determined by for the previous subdivision so the line changes do not impact the building envelopes. The Martha's Vineyard Commission drafted a letter to the Planning Board stating they did not see a need to review the application for the line adjustments.

Amy asked about access for each lot. She wanted to know if curb cuts will be added. Chris said the access is already in place and there is an access easement over the Bujak property to get to Huseby Mountain Road. Leah asked why lot 9 was oddly shaped. Chris explained that in order to divvy up space so each of the other lots were 5 acres, Lot 9 ended up in the shape it is. The top of the ridge is mainly on the large lot, a well has been installed. Chris did not know what the plan for the lots. All the land is registered with Land Court.

Amy said that ANR plans give her pause because it feels like a bit of a "short cut" and that is why a referral to the MVC would be helpful.

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

Amy pointed out that the plan was not valid until it was recorded with the Registry of Deeds.

WEST TISBURY PLANNING BOARD MINUTES September 18, 2023, pg 2

ZBA Referrals:

- **Saltmarsh**, request to increase the number of boats on the lot from 12 to 25 for storage purposes and to service the boats on Map 16, Lot 146, 143 Old Holmes Hole Road:

Leah explained that the applicants were before the board to present revisions to a previously approved plan. Heikki said that storage of the boats won't increase traffic any more than two times per year. If it is for repair and maintenance then there is the matter of oil and gas waste. Matt said the applicant is working under an approved application. The increase from 12 to 25 boats is excessive and he said he was curious to know what the applicant is doing to maintain the boats. Heikki said the cleaning should be done on a concrete slab.

Jane mentioned that the applicant has conducted a good service business so far. Perhaps the letter to the ZBA could include this application as the limit to the increase. Anything more should require a relocation of the business.

Ginny made a motion to draft a letter to the ZBA and Matt seconded the motion. Ginny-yes, Matt-yes, Amy-yes, Heikki-yes, Leah-yes.

- **Miss Ollie**: The board determined the application to install a swimming pool on Map 43, Lot 13, 139 Little Homer's Pond Road:

Ginny moved and Amy seconded the motion. Ginny-yes, Amy-yes, Leah-yes, Heikki-yes, Matt-yes.

DISCUSSION:

- Jane reported on 2 webinars she had attended at the MVC. The first was about how to increase density. She said she found it to be unrelated to the Vineyard relating to building structure. Bill Venio said he attended the meeting and found it had some good points but didn't really relate to the Vineyard. Amy felt the density piece was something to think about to meet the needs of the island. Jane said she was unable to access the second webinar regarding the Model Bylaw Housing Workshop so she will review the video and report to the board.

WEST TISBURY PLANNING BOARD MINUTES September 18, 2023, pg 3

- Ginny mentioned the year round economics of the Vineyard and how difficult it is for people to survive year round. We need to do something about it because we need a variety of year-round-workforce. It seems all we are doing is providing for summer help. People need 12 months of income with benefits.
- Leah provided the board with the status of the Visioning Committee, stating that the group will work on a survey, youth involvement and statistics.
- Amy invited the board to attend a presentation of the Tisbury Master Plan.
- Jane suggested the board draft a letter to Brad Tucker, Radio Farm with a request to update the board on the status of the apron installation. The board suggested Jane include the Select Board in the letter.
- Ginny mentioned second curb cuts stating that several have not installed their aprons. Jane asked Ginny to let her know which need to be addressed. Jane added that the rule is that once a curb cut has been relocated, the previous access is supposed to be closed off.
- Ginny expressed her concern that the MVC Commissioners representing West Tisbury never spoke with the board about Stillpoint to get the boards opinion. Jane said the board had a nice meeting with the Commissioners and the board stated that we wanted more communication. Jane said she would check to see when they held that meeting.
- Bill Veno appeared before the board for an informal discussion about the Bangs property and the potential to extend a shared use path. He mentioned that the Flatlands area was the last open area between State Road and Old County Road. Bill said there should be a trail connecting to the Old Coach Road portion of the trail. There are no public rights to travel through Island Farms Road trail wise. Bill explained various ideas. He wasn't sure how the MVC would get involved. He suggested that the Bangs application before the board and the MVC provides an opportunity to consider the trails. Jane suggested the Bang's be involved in the conversation. Matt said it appeared that other properties within the area would require permission as well. He said the board was not in the position to take rights by eminent domain. Amy said it seems talking to property owners ahead of time

WEST TISBURY PLANNING BOARD MINUTES September 18, 2023, pg 4

would be better. Matt said it sounded as though the MVC felt they were in the position to make the Bangs take the deal. He said it is not the Planning Board's business, adding that it appeared the Bangs had already stated they were not interested. Bill said the Bangs will grant an easement for the Old Coach Road portion. However, it won't matter because the trail will still lead to nowhere. Regarding the subdivision, Amy asked why the affordable lot was undersized. Matt said the intent of the zoning bylaw is to allow the owner to create an undersized lot to become a Homesite lot. Jane added that depending on the number of proposed lots being created would determine the number of affordable lots required. Matt said it is a mathematical equation. Amy said she just wondered if there was any wiggle room on the size.

- Jane was asked if there had been any resolution to the need for easements along Old County Road to install the extended shared use path. Jane said the Complete Streets Committee had recently received the plan of the road layout from Howard Stein Hudson and they will be scheduling a meeting to go over the plan with HSH. She said addressing easements will happen after that meeting. Amy asked to attend the meeting.

MINUTES:

- *Amy moved and Heikki seconded the motion to approve the August 21st minutes. Amy-yes, Heikki-yes, Leah-yes, Ginny-yes, Matt abstained*

- *Ginny moved and Amy seconded the motion to approve the August 28th minutes Ginny-yes, Amy-yes, Heikki-yes, Matt-yes, Leah-yes.*

- *Ginny moved and Amy seconded the motion to approve the September 11th minutes as amended. Ginny-yes, Matt-yes, Leah-yes, Heikki-yes, Amy abstained.*

Meeting adjourned at 7:00 pm **Approved on October 2, 2023- Ginny-yes,**

Respectfully Submitted, **Leah-yes, Heikki-yes, Matt-yes, Amy-yes.**

Jane Rossi, Board Administrator.