

WEST TISBURY PLANNING BOARD MINUTES September 30, 2019

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

ALSO PRESENT: Prudy Burt, Travis Richie, Roe and Kenny Belain, Patty Kirwin, Diane Brady Emin and Jane Rossi.

Ginny opened the meeting at 5:35 pm.

DISCUSSION:

●Request for a “Sunroom” zoning bylaw:

Prudy Burt explained to the board that a property that is located on the Tiasquam River recently changed hands. She said that a tool shed on the property had morphed into a detached bedroom but the Board of Health decommissioned it. The wetlands on the lot have been considered in the calculation of allowable bedrooms. She said that the current owners had pitched to the BOH that they wanted to add a porch to the house, has turned out to be a sunroom. She said there is no definition for a sunroom in the zoning bylaws but the ZBA approved it anyway. She said the room has a regular sized door which could make it a bedroom. She asked the board if there was any willingness to add a “sunroom” definition to the zoning bylaws. Matt asked what a sunroom was exactly; a glassed in porch, a greenhouse? Jane said she looked up the definition and it is basically a room with a lot of windows.

Bea suggested that Prudy and Jane get together and come up with a bylaw.

Henry asked if it is a violation of state law if the B&Z Inspector were to classify a room as being a study. It was pointed out that a wider than standard door constitutes that the room is not a bedroom. A standard sized door size and only one door to the room constituted a bedroom.

MINUTES:

Leah moved and Bea seconded the motion to approve the September 9, 2019 minutes as amended. The vote was unanimous.

●Report from Bea and Henry on the Multi-Family Housing zoning bylaw:

Bea informed the board that Henry created a power point presentation on the draft changes to the housing section of the zoning bylaws. She said they would like to have a general discussion meeting in October and hold a public hearing on January 13th. She said the content of the changes are multi-family and definitions. An informal discussion will be held on October 21st at 5:30 and Jane was asked to contact several people involved in the HPP study, the Selectman, the AHC, etc... She was also asked to see if the community room was available at the library. The meeting will be dedicated to the multi-family bylaw amendment discussion.

Bea pointed out that the size of a guest house was never changed to 1000 square feet in the definitions section of the zoning bylaws. That proposed change will have to be on the 2020 warrant and it is not on the draft list she distributed.

WEST TISBURY PLANNING BOARD MINUTES September 30, 2019, 2

CORRESPONDENCE:

- **Administrator vacation time carry-over:**

The board unanimously approved Jane's accumulated vacation time to the next year.

- **E-911 Address Change:**

Jane informed the board that Cathleen Jasper requests that Vincent Way be changed to Misty Hollow. She said that the abutters are in favor of the name change. Leah pointed out that Misty Hollow is similar to Misty Meadows and could be confusing to emergency responders. Jane was asked to contact the Fire Chief and ask if the names are too similar.

- **Decision from the MVC on the South Mountain Company application to expand.**

Jane informed the board that the ZBA approved the application.

FURTHER DISCUSSION:

- **Questions regarding the definition of "Subordinate Dwelling":**

Jane explained to those in attendance that earlier in the day she had received copy of a letter from the B&Z Inspector had drafted to the ZBA. The letter stated that the B&Z Inspector is in charge of interpreting the zoning bylaws so therefore he would be the one to determine the definition of a subordinate dwelling. Ginny said that there is nothing the planning board can do at this time and we will have to wait for Joe to make his determination to the ZBA. Ginny stated that Jane had done some research on the Raposa subdivision, copied the warrant articles pertaining to guest houses and subordinate dwellings, and copied the minutes of the meeting pertaining to those terms as well. She was asked to copy Joe on the paperwork.

Diane Emin said that when they attended the ZBA meeting for an application to erect an accessory apartment, the question was about the language in the deed to the property and the subdivision condition language. Bea said that Joe's interpretation of the language in the bylaw will answer our questions. Travis Richie said that this application has been with the ZBA since July, and the ZBA has received an answer from Town Counsel. The board reiterated that it will have to wait for Joe's decision. Diane mentioned that there is a bike easement on the property and a no build zone.

- **Associate Member:**

Henry moved and Matt seconded the motion to ask Amy Upton to fill the Associate member position on the Planning Board. Leah and Bea abstained.

WEST TISBURY PLANNING BOARD MINUTES September 30, 2019, pg 3

The board stated that both Cathy and Amy would be an asset to the board but Amy may bring a different perspective having children in the West Tisbury School.

●Landscaping Plan on houses over 3000 square feet:

Bea pointed out to Jane that she had read the email exchange that she had with Tom Tate regarding a landscape plan for a house over 3000 square feet. Bea said the board didn't need a landscape plan at that early stage of the application. Matt said what the board really needs regarding large houses is that they show the grading. He said if we had a contour plan we could see more clearly how much excavation will be involved. He said we need to see all elevations on the plan. Plans need to show wells, septic, height, existing structures and elevations.

Matt suggested that Jane ask Joe to show her what he and Joe had looked at earlier in the day.

●Old Holmes Hole Road:

Jane informed the board that someone is applying to the ZBA for a home occupation to store and maintain boats on a property that abuts Old Holmes Hole Road which is a special way. She pointed out that the applicant wants to store the boats in the corner of the property nearest to the way. There is a gate that opens onto the special way that will not be allowed to be used since it is directly on the way. Harriet Bernstein has drafted a letter to the ZBA expressing her concerns.

●Food Trucks:

Ginny explained that a food truck is parking on the soccer field behind the school on Saturdays during soccer practice and games. Jane said that initially, the truck owner had been granted an event permit for the soccer season kick-off. Now he is there every week. Matt asked why he didn't just apply for a permit each time he wants to be there. Jane said that Joe and Jen said that wasn't an option. Joe said that the BOH will have to conduct periodic inspections so perhaps they should be the permit granting authority

The board decided they needed to add this to the list of zoning bylaw amendments.

●Driveways:

The board had a brief discussion about Sarita Walker Road and driveways. The board felt that it should choose not to exclude private driveways from the buildable area. Jane will add this to the list of proposed bylaw amendments.

●List of items from the Chairman that need to be addressed:

1. Update the list of affordable housing units in town.

The board suggested Rise Terney take on this task.

2. DRI Check list.

WEST TISBURY PLANNING BOARD MINUTES September 30, 2019, pg 4

The board will review the proposed amendments and will discuss at the next meeting.

3. Red Farm letter.

The letter is not ready to be sent.

4. Airport.

5. Steamship Authority.

6. Master Plan.

7. Tisbury Great Pond.

Periodic testing. Ginny said things are growing and improving in the pond.

Meeting Adjourned at 6:50 pm

Respectfully submitted,

Jane Rossi, Administrator

Approved on October 21, 2019