

## **WEST TISBURY PLANNING BOARD MINUTES September 9, 2019**

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

**ABSENT:** Bea Phear

**ALSO PRESENT:** Jay Theise, Myron Garfinkle, Jim O'Hara, Amy Upton, Victoria Riskin, David Rintels, Jane Rossi.

Ginny opened the meeting at 5:35 pm.

### **DISCUSSION:**

#### **•Discussion with Amy Upton, potential Associate member:**

The board had asked Amy Upton to come in for a brief chat about potentially filling the Associate member position on the Planning Board. The other potential candidate, Cathy Minkiewicz, had a brief discussion with the board at an earlier meeting. Ginny explained to Amy what the position entailed and how often the board meets. Leah explained that the board conducts site visits to various properties, usually to determine whether they are open or treed lots for house height purposes.

Amy stated that she loves West Tisbury and is interested in being a part of the solution. She pointed out that her two children attend the West Tisbury School. Ginny suggested that Amy read up on the zoning bylaws, and they can be found on the town web site. Leah pointed out that Amy may come across an occasional type-o or inconsistency and suggested that she contact Jane if she happens to find anything. Leah also pointed out that each member of the Planning Board is a member of another committee as the representative of the Planning Board. Ginny said that, for example, she is the Chair of the Shellfish Committee and Leah is on the Land Bank Committee. Leah said they meet once a month. At this time there are no positions that need to be filled, however, one may turn up and Amy may be asked to consider being appointed.

### **CORRESPONDENCE:**

#### **•Letter from the Fire Chief RE: Coffin road/fire hydrant:**

Ginny said that the board had agreed to alert Attorney Theise, representative to the abutters of the Coffin properties on Sarita Walker Road, if anything regarding the Coffin property was submitted to the Planning Board. She said the board received a letter from the Fire Chief regarding the adequacy of the road into the property, and the letter was on the agenda under correspondence. Ginny said that the board also received a letter from the Coffin's attorney at 5:10 pm of September 9<sup>th</sup>. Matt stated that the letter from the Fire Chief was simply a correspondence and does not require a discussion. Ginny read both letters aloud.

Leah stated to the board and to those in attendance that "we are not here to make any decisions. Judging from the letters, this is currently before the Zoning Board of Appeals. The Planning Board does not have a plan before us. Until we do, there is no need to discuss this."

Ginny read Attorney Theise's email in response to the letter from the Coffin's attorney. Matt pointed out that we are only discussing Manny's letter. Leah pointed out that Manny had suggested no permits be issued until he sees a final plan showing the road improvements and the location of the fire hydrant.

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Attorney These stated that he was not present to engage in a conversation. He said Manny's letter talks for itself. Leah said that the board will, at some point, ask Manny what he will require once a plan is presented. Henry said that the letter is clear; without the Fire Chief's say so, we wait. Leah reiterated that, at this point, the situation lies with the Building Inspector and the ZBA.

Ginny asked Mr. These if Manny had contacted him. These said he had requested the meeting with Manny because he represents the abutters in an appeal to the ZBA. He said he and the abutters appreciate the invitation to attend the meeting. Ginny stated that the board did not "invite" them, we "notified" Attorney These.

Henry said that the discussion is done and if a plan is submitted, the discussion is back on the table.

### **CONTINUED REVIEW OF CORRESPONDENCE:**

- Public hearing notices from Geoff Rose.
- Five hearing notices from the Edgartown Planning Board.

### **FURTHER DISCUSSION:**

Jane reported that Nate Morgan had been in to see the ZBA and seemed discouraged that the abutters to his proposed nine unit affordable housing project were against it. There has been no movement on his project to date.

#### **●Height relief vs deep excavation:**

Ginny explained that within the overlay district on the water, an open lot allows for 13 feet of height for a flat roofed house and 18 feet for a pitched roof house. On a treed lot, the height allowance is 24 feet.

Leah explained that the measurement is from the mean natural grade to the roof top. Jane pointed out that she had a discussion with someone applying for a house over 3000 square feet in Makoniky. She pointed out that the applicant wants to apply for height relief from the ZBA even though the house has a flat roof and is in the shore zone. She asked if the board had any knowledge of someone applying for height relief in the shore zone. The board could not recall.

Matt said he wants to talk with one or two members of the ZBA about possibly granting height relief for some of the projects that are digging their large houses into the ground to meet the height allowance on that particular property. He said that this has never been brought up before now and he said he doubted it would happen often. However, it shouldn't happen if we can avoid it. It would benefit the town to avoid such heavy excavation. Henry said the board might want to consider a bylaw change.

Ginny mentioned that she had a conversation with the Building Inspector and the plan he has on file for the Foster project is more detailed than what the PB reviewed. She said the board needs to require a landscape plan with every Site Plan Review application for a house over 3000 square feet.

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Matt mentioned that the applicants are trying to get these plans approved so quickly that some things are being overlooked. Amy Upton said that the Schifter house was an enormous problem; that money seems not to be an issue any more and noted that technology is so advanced. She said we need more restrictions island wide; it is not good to be digging up so much of the island. Leah pointed out that a house of 6000 square feet is going to spread out rather than build upwards. She said that may not necessarily be a good thing either. Henry said that he understands Matt's point but inevitably there will be a neighbor that will object to height relief. He suggested the board wait to hear the results of Matt's conversation with ZBA members.

### **●VTA bus route schedule:**

Ginny mentioned that the VTA is significantly cutting trips and suspending all up island routes for the winter. She suggested the board go to the VTA website and take a look.

### **●Administrator evaluation:**

Henry agreed to fill out Jane's evaluation this year.

### **●DeBlois property on Little Homers Pond:**

Jane explained that a real estate appraiser had called her asking if Gerald DeBlois had gifted/sold land to conservation, or had the Planning Board required him to do so. The board said that the board did not make any such requirement and the plans they have reviewed over the years have always been Form A ANR applications so they are not conditioned by the board. Part of the DeBlois land is conserved but this was arranged by the previous owner.

### **●Letter to Ziff/Roberts:**

Ginny explained that she is working on completing the letter that the Planning Board will draft requesting an easement or a request that an old path across their property remain open.

## **MINUTES:**

Leah moved and Matt seconded the motion to approve the August 26, 2019 minutes. The vote was unanimous.

Meeting Adjourned at 6:50 pm

**Approved on September 30, 2019**

Respectfully submitted,

Jane Rossi, Administrator