

WEST TISBURY PLANNING BOARD MINUTES January 6, 2020

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

ALSO PRESENT: David Bouck, Sam Hart, Lori Ionntiu, Nick Ionntiu, Jarrett Brissette, Jon Fragosa, Mal Jones, Lynn Bouck, Richard Olsen, Jane Rossi.

Ginny opened the meeting at 5:30.

Public Hearing for a special permit to install underground utility lines along a 952 foot long stretch of Scrubby Neck Farm Road on Assessor's Map 36, Lot 28, 4 Thumb Point Road, under Section 6.2-4 Special Ways, and Section 9.1, Special Permits of the zoning bylaws:

Ginny opened the public hearing and read the hearing notice.

She informed those in the room that the board had received a long letter from Lori Ionntiu. She said all were welcome to read it.

Sam Hart of the Trustees of Reservations displayed a site plan and introduced his co-worker David Bouck. David explained his role in the organization. Sam explained that they are planning to trench along a section of road to bring electric cable connectivity to the new gatehouse for Long Point beach. He said the plan gives them the connectivity they need for high speed internet for the summer entrance; they need to be hard-lined into the grid. Cutting through the woods would disrupt natural habitat He said they are open to suggestions. Bea asked why they needed a new gatehouse. Sam said they need to station rangers closer to the main road and they need to be able to communicate. Leah asked what the distance was between the new and the old gate house and she was told it was one mile. Henry asked why they hadn't considered solar. Sam said they want to update their point of sale system so they can connect reliably, and solar is not reliable enough. Ginny asked if they had considered placing the gatehouse at the beginning of the road; Sam said they don't own the land. Matt asked if they could directionally drill. Sam said they could but it would be prohibitively expensive. Jarrett Brissette confirmed that. Ginny commented on the traffic and congestion generated during special events. Sam told her there won't be any more special events. Ginny mentioned that she used to see a "parking lot full" sign and Sam told her it is still posted when necessary.

Ginny said that she had received a copy of a letter from Christopher Kennedy, Assistant Regional Supervisor for the Trustees, to Patricia Benway, dated June 22, 1989. The letter indicated an agreement between the TTOR and the Town of West Tisbury regarding the capacity of the parking lot. Leah said the lot started out at 50 spaces and increased to 125. David said the shoulder adds 10 to 15 spaces for cars. Henry said he thought there were more than 125 spaces. David said the lot is currently as large as it is going to get. Ginny suggested the capacity get sorted out between the town and the TTOR. Lori Ionntiu said that when the TTOR held the public event last summer, the TTOR stated they could have up to 200 cars. Henry said that adding turn-outs on a special way was restricted although there is no site line to see if a car is coming. Henry asked why they don't get a satellite dish. David said that in a few years they will get a product that will be used state wide so they need to be ready when the time comes to upgrade. He pointed out that Long Point doesn't have a cable connection. Henry asked if they had considered crossing the road and installing poles. Sam said the ecology team didn't want to disturb the habitat area.

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Matt asked what the installation time line was and suggested they break it up rather than blocking the road for the entire day. He also suggested that those living on the road could plan accordingly when the excavation and installation are taking place. Matt asked the Ionnitius where their power comes from and they said behind their property.

Bea said that she sees two issues; protection of the special way and impact on the neighbors. Leah pointed out that there is also a habitat issue. Bea asked how many hours a day would the road be disrupted and Jarrett said about 3 hours a day for a total of 8 hours/3 days. Jarrett said there is already electricity in the road. However, Eversource says it is not connectable. Leah asked if Jarrett would approach Eversource again and Jarrett said he would. He pointed out that Eversource's maps aren't always accurate. Amy asked if there was an alternative access that abutters could use during the excavation. She was told there was an impassable road that would not work and it would be expensive to upgrade. Matt said, as an example, if the abutters got out of their houses at 9:00 am, and were able to return at 1:00 pm, perhaps that would work.

Henry stated that he was uncomfortable with the concept. He said there are a number of outside sources that could be considered. He said he understands that the Trustees don't want to spoil the land, yet they have done so in the past. He said he hears that various alternatives won't work when they possibly could, and he felt the neighborhood was not being considered. He said he would like to see more evidence as to how they reached their conclusion.

Bea asked why they couldn't enter data into their computers and update them in a suitable location at the end of the day. David said that was possible but it added steps to the process. Having to go to Vineyard Haven at the end of the day would be more added work.

Ginny said she is unhappy about the parking lot issue. She said she would urge them to find a way to keep things simple. Nick Ionnitiu said he has lived there since 1989 and he has seen all of this happen over the years. He said the traffic is a problem with no visibility. There are bikers and walkers traveling with no way to escape when cars pass by because of the banks on the sides of the road.

Bea made a motion to continue the public hearing until the 27th of January so that the applicants can return with information they have gathered from Eversource, and look at other options. Leah seconded the motion.

Henry suggested that they figure out how to address the traffic. He said that perhaps they could hire someone to direct traffic or figure out a way to manage the traffic.

DISCUSSION:

●Pine Lane Improvements:

Jon Fragosa said that the end of Pine Lane has always been an issue and the road has never really had an apron. Bea said that every new subdivision requires an apron so it should have been installed. Richie Olsen said the road needs a negative grade for drainage to keep the water on the property. He said the apron was never installed. Richie said that when they paved Old County Road, they installed a partial apron. He said the entire entrance needs to be narrowed. He suggested placing boulders on each side of the entrance with some plantings. Jon said the entrance to the road is a hot spot for people to turn around or stop to talk on their cell phones. Matt suggested that maybe a bio-swale could be installed. Richie said the road needs to be raised a little and he would be willing to help. Leah suggested they come up with a plan. Jon said he felt he could take care of it and the neighbors are already on board. Bea suggested they form a proper road association and emphasized that they only need three members to form the association. Jon and Richie agreed to work together to improve the road.

●Bylaw Amendments:

Bea said she spoke to Joe Tierney about his interpretation of a “way” and whether or not a driveway takes away from the buildable space on a lot. Joe said a private driveway does not reduce the square footage of the lot.

Bea said she didn’t think we were in an emergency situation timewise on the “way” amendment. She said they had received a lot of changes from the Affordable Housing Committee had suggested a lot of changes and stated that they didn’t seem to grasp the differences between affordable and community housing. She suggested that the bylaw leave out community housing all together. She suggested we stick with affordable housing as 140%, eliminate West Tisbury preference, change subordinate dwelling to guest house and add back in the owner-occupied language. Matt gave an example of an owner who does not occupy his property. He said the neighbor has a house and a detached bedroom and both are rented year-round while he lives out of the country. Matt suggested looking up the zoning bylaws in the towns of Wellesley and Dedham. The board concluded that there will be no change to the current language regarding owner occupancy.

●Fire Water Sources:

Ginny said Jane had received a list of locations of fire hydrants and water sources from Manny Estrella. She said we will also need a map indicating their locations.

MINUTES:

Bea moved and Leah seconded the motion to approve the December 16, 2019 minutes. The vote was unanimous.

Respectfully submitted,

Jane Rossi, Administrator

Approved on February 10, 2020