

WEST TISBURY PLANNING BOARD MINUTES January 9, 2023, pg 1

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

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

Lynn, Michelle, Matt Coffey, Sebastian Haitt, Indaia, Kathleen Sterling, Julius Lowe, Reid Silva, Carol, Doug Hoehn, Jeffrey DuBard, John Abrams, Jeff Vogel, Maryann, Angel Anderson, Cynthia Aguilar, Abby Zell, Dave Ipad, Terre Young, Simon Denhart and Jane Rossi.

Ginny opened the meeting at 5:30:

●Continued public hearing on an application from South Mountain Company, Inc., to subdivide Accessor's Map 10, Lot 200, Red Arrow Road, into two lots to create a three acre parcel for the purpose of construction of 4 housing units and a shed under Section 4.4-3 Dwelling Unit Density Allowed by Special Permit, and Section 4.4-3B Multi-Family Housing:

Matt Coffey displayed a modified plan and explained that they had worked with Reid Silva and the architects to modify the plan by shifting the structures away from the direct abutters. The modifications include an increased vegetative buffer zone, a 60 ft no cut/no build zone, relocation of the 4 bedroom dwelling 25 feet to the west with screening. The garage and studio have shifted to the north west corner of the lot The driveway has been reconfigured with a buffer, the solar arrays have been shifted 65 feet to the west and the garden has also been shifted. The interior of the two bedroom structures has been slightly modified, and the new plan also includes a 10 foot easement for the existing trail.

Leah asked Reid if he was satisfied with the modifications and he said he felt it was acceptable. He said the situation would have been different had he been involved sooner.

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

Jane will draft the decision and send it to the board for review.

Ginny made a motion to close the public hearing and Amy seconded the motion. Ginny-yes, Amy-yes, Leah-yes, Matt-yes, Heikki-yes.

MINUTES:

Amy made a motion to approve the December 5, 2022 minutes and Ginny seconded the motion. Amy-yes, Ginny-yes, Leah-yes, Heikki-yes, Matt-yes.

Jane will re-circulate the December 19, 2022 minutes.

CORRESPONDENCE:

●Address assignment for a guest house on Map 16, Lot 96.2, 400 State Road.

Amy made a motion to approve the address assignment and Ginny seconded the motion. Amy-yes, Ginny-yes, Leah-yes, Matt-yes, Heikki-yes.

●Letter from the Department of Environmental Protection of Waterways RE: installation of a pier at Map 35, Lot 1.9, 99 Pond View Farm Road.

Jane informed the board that the original proposed pier was twice as long as the current proposal; a more appealing length.

●Letter from Cynthia Aguilar RE: Red Coat Hill Road:

The board felt that Cynthia's suggestions for alleviating the stress on Red Coat Hill Road was excellent. Leah suggested removing the language regarding restricting road access to the town the property is located within since there are several towns that have access roads through other towns.

●ZBA Referrals:

●Airport Hanger: 0 Airport Road:

Ginny made a motion and Leah seconded the motion to refer the application back to the ZBA for their determination.

Ginny-yes, Leah-yes, Matt-yes, Heikki-yes, Amy-yes.

●Site Plan Review application from SBH on behalf of Miss Ollie's Beach LLC, for a house over 3000 square feet on Map 43, Lot 13, 139 Little Homers Pond Road:

Doug Hoehn explained that the lot is 13.4 acres and the abutting lot is also owned by the applicants. He said the storm line runs through the existing house so they propose to demolish the existing structure and construct the new house and other structures further inland and completely out of the coastal district. He said they have worked with Natural Heritage over several years on all of Gerry's lots so they know the buildable areas. He said they will meet with the Con Com and the ZBA in the near future; they have seen the plans and have expressed no issues.

Maryann, the architect, described the layout of the proposal, stating there are several pine trees and grassy areas on the property, and the grasses are protected. Some of the grasses will be relocated to

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the disturbed area when construction is complete. The plantings will be salt and drought tolerant and will come from Eden Gardens. The house will include an elevator, the exterior will be brown wood, they will install solar panels and a metal roof. The highest elevation will be 28 feet, with the first floor at 13 feet. The basement will contain a 7 or 8 foot crawl space; the remaining area will be unfinished storage space. Ginny said she wanted confirmation that this will be a single family residence and Maryann confirmed that to be correct.

Maryann went on to explain that the plans the board originally received were exclusively for the owners so the second floor of the house that was marked "Event Area" will be a living room. She said they enjoy hosting private parties and the living room will be the primary space for gatherings. Also, the circular area in the yard will be for a tent when they host outdoor parties. The neighbors are aware of the owner's plans and are fine with it.

Matt said the board needs the structure size calculations from Joe. Jane said she hadn't received them as of the meeting time. *The board continued the application review to January 23, 2023 to confirm the calculations from the B&Z Inspector.*

●Continued Form A application from SBH for an application to divide one lot into two three acre lots at 566 Scrubby Neck Road:

Review continued to January 23, 2023 due to the fact that the final determination from the MVC had not been received.

●Continued public hearing on an application from Jeffrey DuBard for a subdivision/open space plan on Map 8, Lot 22 and 22.11, 138 and 155 Merry Farm Road:

Reid Silva stated that after the last meeting he and Jeffrey got together and decided to see if a portion of the property he owns could be used as the open space. He displayed a tentative plan and explained that the 8.81 acres would be split into 4 lots, 60% would be preserved as open space and a lot will be created under the rear lot provision allowing for 25 feet of frontage. One of the lots will be designated affordable under the State AMI requirements and the others will be restricted. He said he wants the buyer to be able to sell the house without being restricted under the affordable housing requirements. He said that all but one lot will have existing houses. Jeffrey said the fourth lot will be vacant for now and will eventually be a residential lot. The Land Bank driveway will run through the lot.

Ginny said she would like to see a plan that shows exactly what is on the ground within the proposed development area. Leah said she was concerned about the very small lot because a lot this small is not formally recognized in the current zoning bylaws. Jeffrey said the bylaws allow the lots to be as small as you want, as long as the Board of Health allows it.

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Matt said he wants to see a plan that shows everything that is being proposed such as building envelopes, driveways and well and septic system locations. He pointed out that this is a lot to ask for and the neighbors have major concerns. He added that this is a new concept to the town and asked if Jeffrey knew how this will work in the future. Leah asked if Jeffrey could guarantee his vision of restrictions will endure. Amy said the plan before the board was discretionary and she felt uncomfortable that the board was “nit picking”. She said she wasn’t sure this was the board’s business. Leah said the board requires a specific proposal and we will require calculations as well for the final plan review. John said this is our duty to the public.

Michelle, an abutter to the property, complimented Jeffrey on his proposal. She asked if the plan could specify the lot sizes, show the building envelopes and she wanted to make sure the lots were going to be compliant with the 10,000 square feet per bedroom regulations. Matthew Stackpole said it seems that the picture keeps changing and he was originally told that only one lot would be built upon. The plan keeps evolving.

Matt asked about the use of the main house. Jeffrey said he is the owner, it will be rented in the summer short term and will be rented to a teacher during the off season.

Leah made a motion to continue the hearing to January 30th at 5:45 pm and Ginny seconded the motion. Leah-yes, Ginny-yes, Matt-yes, Amy-yes, Heikki-yes.

Meeting adjourned at 7:15 pm

Respectfully Submitted,

Jane Rossi, Board Administrator. **Approved on January 23, 2023, Ginny-yes, Leah-yes, Matt-yes, Heikki-yes, Amy-yes**