

WEST TISBURY PLANNING BOARD MINUTES November 18, 2019

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

ALSO PRESENT: Cody Coutinho, Ezra Sherman, Jane Rossi.

Ginny opened the meeting at 5:30.

•Site Plan Review application from Cody Coutinho to construct a house over 3000 square feet on the property located on Assessor's Map 7, Lot 13.2, 329 Lambert's Cove Road:

Cody Coutinho displayed the site plan for his property and explained where he proposes to place his house. He pointed out that the location of the coastal district and the major roads district are displayed on the plan. He said the house will be 3100 square feet measured from the exterior of the building, it will be 26 feet high from the top to the foundation and the house will have four bedrooms. He displayed a plan showing the front of the house and said that it won't be seen from the road. He displayed the first floor layout plan that contained the master bedroom with a full bathroom, half bathroom, a mud room with a washer/dryer/, kitchen, living and dining room, closets and the location of the staircase to the second floor. He said that he is making the hallway wider to accommodate for future use/visit-ability. He displayed the second floor plan that he said is over a portion of the first floor. The second floor contains three bedrooms and one and one half bathrooms, and storage and open space. Bea informed Cody that the board provides a copy of their suggestions regarding downward lighting and native plantings. Jane said she would send the list to Cody.

Bea moved and Leah seconded the motion to approve the size of the house. The vote was unanimous.

Matt suggested that someone talk with Richie Olsen about erecting a sign on the road since the curve that Cody's driveway is on is blind. Cody said he would contact Richie but the board felt the request should come from them. Jane said she would contact Richie.

DISCUSSION:

•Discussion regarding the Multi-Family Housing section of the zoning bylaws:

Ezra Sherman, representative of the Martha's Vineyard Builders Association, appeared before the board to discuss the multi-family housing zoning bylaw.

Bea explained to Ezra what the board is trying to amend the current zoning bylaw. She said the way the bylaw reads currently isn't producing builders to build affordable housing. She said that as a result of a discussion she produced this draft. She said that the required percentage of affordable housing changed from 75% to 25% and it would be for affordable and community housing. She asked Ezra if he felt that percentage was more encouraging. Ezra explained that they don't have a statement to issue to the the board yet. He said the Builders Association applauds the board for their efforts, and this is a great step in the right direction. He asked why the language in the bylaw includes the AMI. Bea informed him that it is a state law. She said there is a huge need in that AMI range across the island. There are a lot of people who are unable to afford to buy a house on the island. Ginny pointed out to Ezra that the Regional Housing authority has a lot of information available regarding AMI.

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Ezra said his second question was regarding the 25%. He asked where the figure came from. Bea explained that 25% might be more appealing than 75% affordable/community housing. She said the question is whether or not the amount is worth it if the market rate house sells. Ginny explained to Ezra that Larry Schubert, a builder, told the board that the lowest figure he could come up with to build a house in West Tisbury is \$350 per square foot. Ezra said he thought it was more like \$400 to \$450.

Ezra went on to say that market rate was an interesting term since the special permit controls the market. He asked about “floating zoning” and Leah pointed out that it is not allowed because it is considered “spot zoning”. Ginny stated that West Tisbury doesn’t have any town water or sewer. She said that there are advanced systems available however. Bea said that the town has three acre zoning and people are uncomfortable about too much building. Leah said that the board is trying to figure out what portion would work best regarding having affordable/community housing with market rate housing. Bea asked Ezra how he felt about the 32 foot height allowance. Ezra said it looked great. Bea asked if the language was clear and has anything been omitted. Matt mentioned that he didn’t think a 10% threshold would be helpful. Henry said perhaps it could be done through a special permit. Matt said he worried about the market rate since we are going from 75% affordable to 25% affordable. Ezra said he would get back to the board with the associations findings.

•Tisbury Great Pond test results update:

Ginny reported that the pond was opened on the third of the month. The last test results had decreased. The line for the safe area to fish was moved to the old closing line. Fishing is allowed if you get a permit. Matt asked if the water at the Garden Club is ever tested. He was told that it does not get tested. He pointed out that he talked with Reid Silva about denitrification systems and Reid said that it’s not really necessary for seasonal houses because the impact on the systems is low.

CORRESPONDENCE:

- Two Edgartown Planning Board Public Hearing Notices.
- Letter from Hannah Kaeka RE: Vincent Road.
- Letter from the Martha’s Vineyard Builders Association RE: DRI Checklist.
- Letter from the B&Z Inspector to the ZBA RE: Interpretation of a subordinate dwelling.

It was suggested that the zoning bylaws define the term “subordinate dwelling”.

Respectfully submitted,

Jane Rossi, Administrator

Unanimously approved on December 9, 2019