

WEST TISBURY PLANNING BOARD MINUTES March 9, 2020

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

ALSO PRESENT: Eric Peters

Ginny opened the meeting at 5:30.

Public Hearing on three zoning bylaw amendments to be on the 2020 Warrant for Town Meeting: Section 4.4 Housing, Section 5.1 Open Space and Section 14.1 Definitions:

Leah opened the public hearing.

HOUSING:

Bea read a prepared statement she will read at Town Meeting explaining the proposed amendments to the Housing section of the zoning bylaws. She explained that the changes are an acknowledgement of the Housing Production Plan, and she gave a brief description of the proposed changes and the reasons behind those changes. Ginny recommended that Bea use the term “members of the construction industry” rather than “builders”. Leah asked if the height relief of 32’ would allow for a third story and Bea said it would. Eric requested clarification on the changes to Section 4.4-3 B, Multi-Family Housing, and stated that it was a great idea to reduce the percentage of affordable housing from 75% to 25%. Ginny suggested Bea have a copy of the current median income rates on hand at Town Meeting.

Eric asked if the section regarding visitability was a suggestion or a requirement. Bea said they are items to be considered, not required. Leah pointed out that the Martha’s Vineyard Commission is considering the same.

OPEN SPACE:

Leah explained that, as representative to the Land Bank Commission, she is making sure that the language in the bylaw includes the non-profit Land Bank. She said the legal language makes it clear that they are included. Leah read a letter the board had received from the Land Bank in favor of the proposed Warrant article. Eric pointed out that an “of” should be replaced with an “or”. Jane informed the board that Town Counsel had already caught the error and corrected it.

Eric touched on something that can be an issue when someone wants to place a conservation restriction on a property: sometimes a conservation organization prefers not to be responsible for the expense and monitoring requirements of the restriction, but the town might be willing to be the responsible for keeping track of the conservation restriction conditions.

DEFINITIONS:

Bea explained that the amendment’s to the definitions section was basically for housekeeping purposes. She said that “visitability” is not a requirement of an applicant, but it does make access for the elderly and disabled easier. She said that the word “Affordable” was added to the term “accessory apartment”

Ginny made a motion to close the public hearing and Henry seconded the motion. The vote was unanimous.

WEST TISBURY PLANNING BOARD MINUTES March 9, 2020, pg 2

Eric Peters asked if Emily Fischer's proposal to build a house would trigger a review from the MVC as a Development of Regional impact. He said that the construction of the barn triggered a DRI but was sent back because the Commission did not feel the need to review the permit request. He said he would look into the matter himself.

CORRESPONDENCE:

- Review of an application from the ZBA regarding a request for a bar sink in a pool house on the property located on Assessor's Map 37, Lot 21, 220 Vineyard Meadow Farms.

Leah moved and Ginny seconded the motion to approve the sink. The vote was unanimous.

- Letter to Selectmen RE: Trustees of Reservations:

Ginny and Jane informed the board that Ginny had revised the letter and that Jane would send the revisions for the board to review.

MINUTES:

- Bea moved and Leah seconded the motion to approve the February 24, 2020 minutes. The vote was unanimous.

- Leah moved and Bea seconded the motion to approve the March 2, 2020 minutes. The vote was unanimous.

The meeting adjourned at 6:30 pm

Respectfully submitted,

Jane Rossi, Administrator