

WEST TISBURY PLANNING BOARD MINUTES April 24, 2023 pg 1

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

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

Chris Cottrell, Becky, Bill Veno, Scott Stevenson, Matt Coffey, Casey Blum, Reid Silva, Michelle Borre, Jake Coogan, Matthew Coogan, Jane Rossi.

Leah opened the meeting at 5:30 pm.

Public Hearing from Christopher Cottrell with a request to withdraw a previously denied application to construct a barn under Section 4.4-8 of the zoning bylaws on Map 15, Lot 1, 274 Indian Hill Road, RU District:

Leah explained that the board had originally denied the application at the public hearing due to several issues including premature excavation of the building site, the removal of trees to the property line, an outstanding violation with the Conservation Commission, an excessive amount of structures on the premises and a lack of consideration to the roads district and the abutting neighbors.

Chris explained that he was not able to be seen or heard at the public hearing due to technical issues (Zoom) so he wasn't able to withdraw his plan prior to the vote to deny. He pointed out that his surveyor had suggested to him prior to the meeting, if the board appeared to be leaning toward a denial he should withdraw his application. He said his request was not heard even though he was present. Chris explained that he and his surveyor are currently working on a new plan.

Leah explained that Chris should get the landscaping and the excavation repaired before applying for anything new.

Ginny made a motion to allow the applicant to withdraw his application as requested. Heikki seconded the motion. Ginny-yes, Heikki-yes, Amy-no, Leah-yes, Matt abstained.

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

Public hearing on an application from Matt Coffey on behalf of Ryan and Adriana Begley for an application to re-locate a curb cut 20 feet to the west on a Special Way on Map 16, Lot 3.5, 140 Old Holmes Hole Road, RU District:

Leah read the hearing notice and Matt Coffey explained that there is an easement on the corner of the Begley property and a section of utility boxes that the Begley's wish to steer away from

WEST TISBURY PLANNING BOARD MINUTES April 24, 2023 pg 2

and screen. The easement is a common access for the Begley's and the neighboring lot. Leah asked if the proposed access will create more traffic on Old Holmes Hole Road and Reid said it would not. Matt Coffey shared pictures of the location and its proximity to the special way. He explained that an abutter had placed several rocks along the edge of the grassed area on either side of the special way to deter construction workers and trail walkers from parking. However, Matt said they are there temporarily. Jake Coogan stated his mother's concerns about the rocks and how they may deter people from using the trail. He pointed out that there have been dirt bikes and golf carts using the path. Jane mentioned that she has discussed the issues regarding vehicular use of the path with Mr. Saltmarsh, also an abutter on Old Holmes Hole Road, and he will be attending a future meeting to discuss the situation with the board.

Ginny Moved and Matt seconded the motion to allow the relocation of the Begley curb cut. Matt-yes, Ginny-yes, Leah-yes, Amy-yes.

Ginny moved to closed the public hearing and Matt seconded the motion. Ginny-yes, Matt-yes, Leah-yes, Heikki-yes, Amy-yes.

DISCUSSION:

- Jane asked the board to think about any potential members for the Byways Committee as they no longer have a quorum.
- Ginny asked the board to think about a potential Energy Committee member to replace her.
- Merry Farm LLC Covenant: The board determined the 6 month limit on proof that Mr. DuBard has a holder of the Conservation Restriction should be included in the Covenant.

Matt moved to add to the Covenant that the applicant has 6 months from the date of execution of the document to present to the board, in writing, a reputable entity to hold the CR. Amy seconded the motion. Matt-yes, Leah-yes, Amy-yes, Heikki-yes, Ginny recused.

- Matt suggested the board hold a discussion regarding reducing the 4.5 acre lot size requirement on Guest Houses.

MINUTES:

April 3, 2023: Amy moved and Ginny seconded the motion to approve as amended. Amy-yes, Ginny-yes, Leah-yes, Heikki-yes, Matt-yes.

Meeting adjourned at 6:20 pm

Respectfully Submitted, Jane Rossi, Board Administrator.

Approved on May 15, 2023 Smith-yes, Jones-yes, Soikkeli-yes, Upton-yes, Merry-yes