

WEST TISBURY PLANNING BOARD MINUTES May 1, 2023 pg 1

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

ABSENT: Heikki Soikkeli

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

Hugh Phear, Zack Weisner, Rachel Sorrentino, Candy Webster, Peter Sorrentino, Deborah Magnuson, Chris Horiuchi, Richard H., Phil Reagan, Tom Shockey, Rob Aryee, Reid Silva, cfpi23, Bea Phear, Samantha Look, Galaxy MC, Carly Look, Jane Rossi.

Leah opened the meeting at 5:30 pm.

●Public Hearing on an application from Peter and Rachel Sorrentino for a special permit to construct a house, guest house, garage and shed under Section 4-.4-8 B 3 of the zoning bylaws on Map 35, Lot 7, 71 Carl's Way, RU District:

Leah opened the hearing and Jane read the hearing notice. Reid Silva displayed a map showing the location of the property and explained that the proposal was a redevelopment of the dwelling and structures under the new Residential Building Size Bylaw, provided a description of the area and explained the existing property and structures. He said the maximum Residential Floor Area (RFA) for the house will total 5133 square feet. The lot is 3.6 acres and the owners are trying to respect all conservation interests. He added that the redevelopment is centered in one area to stay outside of the coastal and river front area and stay within the required setbacks. Ginny pointed out that the Conservation Commission has not acted on the application to date. She commented that the site plan shows some rip rapping (material used to protect shoreline structures) in couple of areas heading toward the pond. Also, there is an easement for other members of the road at the top north east corner of the lot. The pond is fragile and has some bacterial contamination. Reid said a few years ago they had applied for a pier but decided not to build with the rip rap. Amy asked how large is the building envelop and what is not buildable. Reid said there isn't really a building envelop, it is more what the Conservation Commission prefers. He added that Natural Heritage signed off with a No Take letter. Ginny asked about the applicants' request for height relief given that the planning board has already determined the height limit at 18 feet.

Phil Regan explained that they located the house outside of the riverfront line to create the building area. A full foundation under a portion of the new house will be located on the inlands. The structure is basically a split level at 18 feet height. However, they are experiencing ground water at high levels so they approached the ZBA (informally) to request some height relief. The ZBA felt they had no mechanism to allow for the relief. They suggested Phil talk with Jane at the planning board but she was on vacation so a meeting with the planning board was not scheduled. Phil said the rear of the lot has some high trees, and if the height relief were to be granted it wouldn't impact the pond.

WEST TISBURY PLANNING BOARD MINUTES May 1, 2023 pg 2

Phil went on to explain that the property will also include a swimming pool and cabana, a guest house and a garage. The existing dwelling may be relocated to a nearby property if all goes well. The structures will be sustainable with a denitrification system, repurposed materials and muted colors. Leah complimented the presentation and said it looked fine but seems too big for the site. She asked if the owners had gone through the list of criteria within the zoning bylaws. Phil said he has gone through the bylaw and had provided the board with a thorough narrative.

Chris Horiuchi explained that the focus of the landscape design was to conceal the house. She said 2/3 of the property will not be developed. They are conscious of the 100 foot setback, the area by the house will be hardscaped with stone the native meadow will be restored. On the western side some trees will be removed within the footprint, some grass areas will be restored after construction and irrigation will be installed. The driveway will meander and won't just be a strait shot. Leah asked if a pole could be installed to allow for the board to see where the roof height will be. She pointed out that the photographs Phil displayed were taken in the summer months so the view of the house from the pond will be different 7 months out of the year.

Samantha Look explained that the planning board's focus when creating the new bylaw was the character of the neighborhood. She said this project seems stunning by comparison to other houses. She pointed out that the Foster property directly on the other side of the pond and Blue Heron Farm both stand out on the pond. She said the Sorrentino proposal will do the same. She said it's important to think about the bylaw, pointing out that the project proposes 7000 feet of structure, doubling the standard. This project bumps into every area of the guidelines and touches the sensitivity of the area. Bea Phear said she echoed what Samantha said, adding that there is no need for a 5000 square foot house on the site. She urged the planning board to really look at the bylaw. Matt felt the abutting properties had similar roof area according to Google Earth. He felt it wasn't that far out of character. Amy said it appeared to be as big as it can be within a small portion of the lot and may be a little too big. Ginny said she was pleased to hear they would install a denitrification system but they should test for PFAS as well.

Rachel Sorrentino thanked the board and stated that she and her husband work hard with Up Island Management to protect the pond. She said this will be their only home and it will not be rented. The reason why it looks so big is because they can't have a basement. Deb Magnuson said she had no objection to the project.

Leah said the board will need more time before voting and suggested the property be staked for a site visit. The board will reconvene the Public Hearing on May 22nd at 5:30. Amy moved and Ginny seconded the motion to continue the hearing to May 22, 2023 at 5:30. Amy-yes, Ginny-yes, Leah-yes, Matt-yes.

WEST TISBURY PLANNING BOARD MINUTES May 1, 2023 pg 3

●Public hearing on an application from Candace Webster for a special permit to construct an addition to an existing house under Section 4.4-8 of the zoning bylaws on Map 2, Lot 8, 2 Simran Road, RU District:

Leah said she had driven by the property earlier in the day and it appeared there were topographic issues.

Tom O'Brien explained that the total square footage of the proposed house will be 5588 square feet. A bedroom and a bathroom will be added' 2 bedrooms, a living room and a bathroom will be included in the addition. The lot is 3.1 acres and a pool and pool house have already been approved by the ZBA. The additions will have full foundations and will be built into the hill. Leah suggested the board continue the hearing until they can conduct a site visit to the property. Zack Weisner said he was an abutter and he did not have a problem with the project. He said his concern was lighting. Candace said she will be planting 25 trees the next day for screening. Zack was pleased about the trees.

Leah suggested the board continue the hearing until they can conduct a site visit to the property.

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

DISCUSSION:

- Amy mentioned that the Tisbury planning board wants to form a working group to tackle the special ways issue on Red Coat Hill Road.
- Katy Upson will appear before the board on behalf of the Byways Committee at the next meeting.

Meeting adjourned at 7:15 pm

Respectfully Submitted,

Jane Rossi, Board Administrator. **Approved on May 15, 2023 Jones-yes, Smith-yes, Merry-yes, Upton-yes, Soikkeli-recused**