

## **WEST TISBURY PLANNING BOARD MINUTES September 27, 2021**

**PRESENT:** Leah Smith, Bea Phear, Ginny Jones, Amy Upton.

**ABSENT:** Henry Geller, Matt Merry.

**ALSO PRESENT:** Elizabeth McDonough, Paul Morrison, Lori Ionnitiu, Nick Ionnitiu. Laurie Peter, Doug Finn, Paul Morrison, Patti Roads, Bill Veno, Ewell Hopkins, Elaine Miller, Richard Osnoss, Mike McCourt and Jane Rossi.

*Ginny opened the meeting at 5:40*

### **•Continued Discussion with Paul Morrison and Elizabeth McDonough of the Trustees of Reservations RE: a portion of Scrubby Neck Road:**

Elizabeth McDonough mentioned that Paul Morrison was on an emergency call and may not make the meeting. She suggested it be postponed to a later date. Shortly thereafter Paul joined the meeting.

Ginny mentioned she had come across some advertising for a business called Island Therapeutics selling CBD products on a property with an address of the Nature Conservancy. She pointed out that this type of service is not permitted in the Rural District. She said Henry knew nothing about it. She said it is located on a lot across from the summer entrance. Jane suggested Joe Tierney be informed.

Paul Morrison explained that since the last meeting he had received a copy of the Special Ways zoning bylaw from Jane and it gave him a chance to catch up. His research reveals that vehicular usage to the beach has been happening since 1991. The question is, what is the metric used to calculate vehicle use from 1991? Leah pointed out that the board had received the photos he had provided to them. They have also seen the cars parking around the circle. Paul said they are not counting the use of the circle but Leah stated that it is one of the concerns. Lori said in the minutes of the Waldron's Bottom Road Association meetings it was reported that the lot had been reconfigured to accommodate 100 parking spaces. There are now 125 parking spaces. Paul said the dimensions would determine the standard size of a parking space. He pointed out he hasn't seen anything regarding what the lot looked like before he came on board. Ginny said there is information about when Long Point was gifted from the town, and she suggested Paul and others read it. She also suggested Paul connect with Bill Veno to see what information he can provide. Bill mentioned that there is a DRI checklist item regarding parking. However, he said this lot is pre-existing.

Lori asked if the Trustees are suggesting there has not been an increase in parking. Elizabeth said their data does not suggest an increase in traffic with the advanced reservations only process. Lori said she disagreed. She added that there has only been 65% of the cars attending the beach since last year, and you are not at 100% capacity. She said she will scan the road association minutes and share them with the board.

Bill Veno said it would be useful if the issue or problem was identified. He suggested it be clarified. The question is how do we share that section of Scrubby Neck Road when there is trouble getting in and out. Leah said that in terms of the special way and legal counsel, the road has been damaged and there is inconvenience and discomfort along the road. She suggested the board have an opportunity to discuss this and decide whether or not to seek an opinion from Counsel.

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Paul said he would like to see the map that shows the expansion of the parking lot. Bea said the issue is the number of parking spaces; if there are more spaces there will be an increase in traffic. Lori explained that when the lot was half TTOR and half town parking, the town side was usually vacant. Nick added that at that time there were 45 spaces each for the town and the TTOR. Bill said there has been an impact on Scrubby Neck Road. Nick said the damage on the road is from the heavy traffic. He added that the use of the parking lot has not gotten any smaller. It was asked if the Trustees have a set of rules and regulations. Bill asked if Scrubby Neck Road were still one lane, would there still be a problem. Leah suggested the board discuss the options at another meeting time and formulate some questions for Counsel. She said we have breathing room because the beach season is over.

### **•Site Plan Review application from Patti Roads to construct an office with a half bathroom on Assessor's Map 31, Lot 13.4.1, 30 A Dr. Fisher Road:**

Patti explained that she has been approved for a home occupation and is building a detached 16X20 square foot office with a half bathroom. She said she is not asking the ZBA for setback relief, the office will share the septic with the main house and it will just be an office. Leah pointed out that the town has regulations that define rooms as bedrooms. She also stated that the septic system has to support the number of bedrooms. Patti said this will only be an office, not a sleeping space. She pointed out that she currently has a four- bedroom septic system and there are four bedrooms in her house.

*Leah made a motion to send the application back to the ZBA and Bea seconded the motion. Leah-yes, Bea-yes, Ginny-yes, Amy-yes.*

### **•Form A application from Vineyard Land Surveying on behalf of Martha's Vineyard Land Bank for lot line adjustments on Assessor's Map 4, Lot 2.1 thru 2.4, 285 Lambert's Cove Road:**

Mike from Vineyard Land Surveying explained that the Land Bank is looking to buy 2 lots and to reconfigure the lot lines to place the residential lots at the far end for privacy. The easement will continue to serve as the access, and there were no objections from the abutters.

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

### **•All Island Planning Board Discussion:**

Elaine said she wanted to give an overview of why committee members were present. She explained that this all started based on a retreat back in April. She said she understands that everyone is busy. They meet every two weeks, they have something to listen to, learn about and share. She said that the Town of West Tisbury are our neighbors. She explained that Oak Bluff has put together a master plan, and Chilmark is in the process of doing the same. There is a lot to focus on island wide such as waste water, climate action, and short-term rental programs.

Ginny explained that West Tisbury has met with the AIPB in the past and then pulled out. She said we shared similar goals and we should work collaboratively. We also are very aware of the issues. She mentioned that the town of West Tisbury has a climate change committee and there is one with the MVC. She mentioned The Island Blue Pages which is an informative tool for the island and there are several copies available at the MVC. She said the WTPB has been very involved. Bea pointed out that the WTPB

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has attended AIPB meetings in the past and found them to be not helpful. There was no discussion on specific matters. She mentioned that West Tisbury has just formed a short-term rental committee and she would be delighted to discuss it.

Elaine said the AIPB meets every other week. Richard Osnoos said we all know we share a lot of issues and he wants to keep the conversation alive. He said the most pertinent topic lately with the AIPB has been the MVC, and it has been eye-opening. The MVC issues need attention. The island Planning Boards don't have impact if we don't have a say on the issues at hand. The problem is that the Commissioners are not tied to the Planning Boards. Ginny mentioned that West Tisbury has been trying to get our MVC representatives in for a conversation but it never happens. Bea asked if the AIPB is working on an MVC relationship now. Rich said the issues are not easy to work on and questioned whether they were working with the boards or independently. They seem to vote based on personal opinion.

Ewell Hopkins said the AIPB has a focus; how we get to that point is through collaboration and discussion. The Cape plays a key roll in how we function. The planning role is undervalued. If we can collaborate more as towns we can effectively tackle the issues. He said we can't assist in every legal challenge, but the priority is that we come together.

Mike McCourt said that Rich had summed it up well. Dealing with the MVC is why he is involved because the MVC is not considering the individual towns at all. We believe in the work of the MVC but the decisions are being made based on opinion and it is a disadvantage. If we unite our focus with the MVC then we can do things.

He said the DRI checklist is always controversial, and it is amiss to come up with something island wide when we are all different towns. We need everybody working together. Ginny said she does not have a problem with the MVC staff but does with the Commissioners. She said she is not trying to avoid the AIPB, she is just over committed. She said we need younger participants and we need time for our other committees.

Leah pointed out that housing is a major island wide issue and she thinks that West Tisbury would like to discuss this and call in our representatives at the MVC. Elaine said the MVC recognizes all of us. Elaine said the AIPB is meeting in person outside. If someone wants to attend via zoom they can. Rich said if no one is available then perhaps West Tisbury will stay in touch. Amy said she might consider being the WT representative to the AIPB.

Elaine thanked everyone for their time.

### **ZBA Referrals:**

*Bea moved and Leah seconded the motion to refer the applications back to the ZBA for their review. Bea-yes, Leah-yes, Ginny-yes, Amy-yes.*

Adjourned at 7:00 pm

Respectfully Submitted,

Jane Rossi, Administrator    **Approved on November 1, 2021 Ginny-yes, Bea-yes, Leah-yes, Amy-yes**