

Preserve WT Subcommittee Meeting
December 11, 2020

Via Zoom: Amy Upton, Bruce MacNelly, Ivory Littlefield, Whit Griswold, Heikki Soikkeli, Sam Look in attendance.

Report from working group on basements:

Possibly count habitable space in basements towards total sf.

-anything with windows/opening considered an egress.

-If the whole thing was finished and it had necessary egress requirements, the whole thing would be counted.

You could still have a laundry and other utility space, if you did not want it to count towards your total sf you would need to partition it off from the habitable space.

This would allow people to use the basement in other ways and not be penalized.

One possibility would be to give people the initial 3500 sf and then a certain % or amount in addition in their basement. For ex: an extra 500 sf or 15%. One possible idea?

More information from Amy about the studio that is currently pushing boundaries. It is an infraction of usage definitions, not so much size.

We need to get clarity, does the Chilmark cap include all accessory buildings or just the primary dwelling? What do we want to include/exclude?

Need to also think about the size given and taken away to smaller/larger lots. For ex: In Chilmark +/- an additional 250 sf for every acre greater than/less than 3 acres.

Brief discussion about how to handle guest houses. Are they in, or are they outside the calculation?? And if they are inside the calculation how does that work with the +/- extra sf? For example if we grant extra 250 sf/acre a 4.5 acre lot would by right be granted an extra 375 sf, but a guest house (allowed on 4.5 acres) would grant an extra 1000 sf. Maybe we need to reconcile these two things.

Do we want to consider a lower cap for the special permit but then keep guest houses outside the calculation?

We don't want to discourage guest houses if it keeps multiple generations on the property.

Another way to look at it is we aren't limiting the building of guest houses – just the size of the aggregate of built space. People can still build guest houses to the full 1000 sf, they just need to factor that into their designs for their main house OR they have all of the flexibility of coming for a special permit up to 6000 sf plus the extra 375 sf given a 4.5 acre lot. Plenty of allowance for building a guest house.

What about in/law apartments?

What if I build an in law apt and then sell? Can it then be considered a guest house?

Expanded, etc.

It seems that in law apartments have specific rules that define them fairly well.

Amy's added a reflection that the Planning Board works really well. The issue is having enough triggers that get projects in front of them before it is a foregone conclusion. They have no teeth. As it stands now they feel like they can ask for review but do not have the tools to actually deny or change things.

Meeting adjourned.

Minutes approved January 23, 2021