

Preserve West Tisbury Subcommittee Minutes
December 3, 2020

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

Amy began the meeting giving an update from the Planning Board about a current project that was illuminating gaps in the definitions in the current zoning bylaws. Project is a studio that is incrementally getting more intricate and becoming more of a guest house. Attic space becoming a loft and requesting exterior deck.

Amy relayed that the PB and Building Inspector would both be greatly served by tighter definitions. Possibly our bylaw might dovetail well with the PB effort to refine definitions.

Whit said that it sounds like we need to get clear definitions, then come up with a number for max size, and make the regulation clear so it is enforceable.

Heikki asked Amy, are big house being built in WT right now?

Amy replied, yes, big things seem to be getting built and PB not aware until later iterations require coming to their board, such as when they decide to put a sink in a pool house, but the building is complete, or nearly, at this stage.

Group discussed the need to determine how to measure what structures and what portions of structures would be included in the computation towards a max size.

Are basements included? If so include the total basement area, or just “habitable” finished space? What about attics?

Are guest houses and other accessory buildings included or just principle dwelling?

Heikki, Bruce, Ivory will form a small working group to discuss square feet, how to compute and what to include in the total.

One possible way to distinguish what is included would be intentionally conditioned space vs. unconditioned or unintentionally conditioned space. (For ex: basements are now insulated and often somewhat conditioned just because they are included within the building envelope, but would not necessarily be included.)

Question about timeline: Are we trying to get this town meeting in 2021.
What is the warrant deadline?

Homework for all: Reacquaint with Chilmark bylaw as a reference point.

Meeting adjourned.

Minutes approved January 23, 2021

