

WEST TISBURY ZONING BOARD OF APPEALS
MINUTES THURSDAY, March 9, 2017
2ND FLOOR TOWN HALL AT 5:05 PM

PRESENT: Nancy Cole, (Chairman), Larry Schubert, Toni Cohen, Tony Higgins, Julius Lowe, Roger Hubbell and Bob Schwier.

ALSO PRESENT: John Abrams, Ryan Bushy (South Mountain Company).

Nancy opened the meeting at 5:05 pm.

Minutes:

Larry moved and Julius seconded to approve the minutes of **January 26, 2017**, with corrections. The vote was unanimous, with one abstention (Toni Cohen).

Tony H. moved and Larry seconded to approve the minutes of **February 16, 2017**, with comments/corrections. The vote was unanimous with one abstention (Toni Cohen).

Larry moved and Julius seconded to approve the minutes of **February 23, 2017**. The vote was unanimous with two abstentions (Hubbell & Schwier).

Discussion

5:15 pm - Ryan Bushy (South Mountain Co): For a general discussion regarding permitting for a single family residence and a winery located at 65 Trotters Lane, Map 10 Lot 196 in the RU district.

Ryan Bushy and John Abrams appeared before the Board to inquire about the possible permitting path for their clients; Chris & Nicole Hallowell, to build a single family residence and a winery at the above location. The purpose for this discussion with the Zoning Board was so see the feasibility of the project before they purchase the property. They would like to build a new 30'x 50' barn to house the winery and related equipment, including planting 3 acres of grape vines. Also, creating off-site parking for visitors and extending an existing service road. The operation regarding the growing of grapes with the production of wine and wine based products could be allowed under the agricultural use. Mr. Bushy drew some comparisons to the former Chicama Vineyards (located further up Stony Hill Road). The winery would be open to the public for tours and tastings; including a retail shop.

A discussion ensued regarding the traffic through Trotters Lane, where the size of the road is currently 20 feet wide, and the potential negative feedback from the neighbors. Mr. Abrams raised the idea the owner may be willing to discuss upgrading the road. The hours of operation for the retail portion of the winery could be looked at to minimize the impact on the neighborhood. The board asked John if he was aware of any covenants on the road that could impact the project, also if the neighborhood had formed a road association. The board suggested Ryan and John reach out to the neighbors to discuss the project and some of the potential issues which may concern them.

Business/Correspondence:

The board asked Clare to draft a letter to the MV Commission regarding an RMD application from Geoffrey Rose; to detail some of the concerns which were raised at the ZBA public hearing on February 23, 2017.

Meeting adjourned at 6:30 pm.

Clare A. Harrington
ZBA/Administrator