

WEST TISBURY ZONING BOARD OF APPEALS
MINUTES THURSDAY, December 8, 2016
2ND FLOOR TOWN HALL AT 5:05 PM

PRESENT: Nancy Cole (Chairman) Tucker Hubbell, Toni Cohen, Tony Higgins, Larry Schubert and Julius Lowe
ALSO PRESENT:

Minutes: November 3, 2016 – Larry moved to approve the minutes as amended. Julius seconded, the vote was unanimous.

HEARINGS:

5:15 PM -An application from Kristen Kinser for the alternation or extension of a non-conforming use under sections 11.1-3 and 9.2-2 of the zoning bylaws. Map 22, Lot 47, 632 State Rd, RU District.

With a quorum present, Nancy opened the hearing at 5:15 pm. Communication's with Frank Ferro and Peter Hoffman direct abutters to the property were in support of the application. Kristen presented a narrative detailing the additional products she and her daughter would be selling at the farm stand (see narrative attached). Most of the products listed will be hand made by her daughter or employees. A coffee and tea station with baked goods, including granola and yogurt, produced locally will be available. Ms. Kinser would provide recipe cards suggesting the use of seasonal vegetables paired with like food products which the customer could buy to create their own "picnic baskets". No food will be prepared on site. The board had a brief discussion as to the history of the property as a farm stand, specifically regarding MGL Chapter 40 Section 3, as it relates to agricultural uses in Massachusetts and how it pertains to this application. Kristen explained that, including the property behind the farm stand, she will be utilizing additional properties she owns for growing produce.

With no further testimony from the applicant or the public, Toni C. moved to close the public hearing and open the board meeting. Tucker seconded, the vote was unanimous. Further discussion ensued on the history of this property and building. Which, over the years, has housed several different businesses connected to agricultural and farm related products. The area is a concentration of small businesses and the board agreed that the farm-stand will not have a negative effect on the neighborhood. The application does comply with section 9.2-2 of the zoning bylaws. The board was in agreement with the following conditions:

- 1) The applicant will comply with the standard of the agricultural use as defined in the zoning bylaws and MGL Ch. 40A Sec.3, including the sale of non-food products customarily sold by farm stands, as stated in the narrative, dated November 18, 2016.
- 2) All permits from the Board of Health must be obtained.
- 3) Any changes or alternations to the proposed use must be approved by the Zoning Board of Appeals.

With no further discussion, Toni C. moved to approve the application with the conditions as outlined, Julius seconded. The vote was unanimous. Nancy explained the twenty day appeal period.

Discussion:

Map 7 Lot 170 - The board addressed an inquiry from Barbara Smith regarding the possible conversion of an outbuilding on her property to a detached bedroom, it was suggested that she contact the Board of Health and the Conservation Commission regarding some of her questions, due to the location of the property.

Map 22 Lot 5 – Dr. Judith Fisher asked the board general questions about home businesses. She is interested in purchasing the property and would like to open her private physician's practice.

Budget 2018- The board reviewed the 2018 budget and agreed to level fund the 2018 budget in keeping with the financial responsibilities regarding the town budget. Larry voted to approve the 2018 budget, Toni C. seconded. The vote was unanimous.

Meeting adjourned at 6:40 pm
Respectfully submitted,
Clare Harrington/Board Administrator

