

West Tisbury Zoning Board of Appeals (ZBA)
Minutes June 2, 2016— 5:05 PM
Second Floor, Town Hall

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

ABSENT: Toni Cohen

ALSO PRESENT: Chuck Sullivan, Reid Silva, Tim Barnett and Clare Harrington (Admin.)

Hearings:

5:15 PM- A hearing on an application from Reid Silva, agent for Geoffrey Berresford, to amend special permit #2014-24, to install plumbing in an approved pool house, under section 9.3-3 of the zoning bylaws, map 22 lot 24, 101 Old Courthouse Rd, RU District.

Nancy opened the hearing. No correspondence was received. Reid Silva explained to the board the applicant would like to install plumbing in a pool house which was previously approved under SP #2014-24, dated September 18, 2014. Mr. Silva went on to state that the building inspector referred him to the Zoning Board to amend the permit. The extent of the plumbing would be limited to the following: toilet, hand wash sink, slop sink and a hot water heater. Larry explained that the pool house is a non-habitable space and suggested this be a condition placed on the permit. Nancy explained the building could be potentially a habitable structure. The board expressed concern that a new owner may use the pool house as a detached bedroom. Larry moved to close the public hearing and open the board meeting. Tucker seconded, the vote was unanimous. With no further discussion Larry moved to amend the SP# 2014-24, to allow plumbing to be installed in the pool house, with a **condition** that the structure is a **non-habitable space**. Bob seconded the motion, the vote was unanimous. Nancy explained the twenty day appeal period.

5:35 PM – A continuation of a hearing on an application from Chuck Sullivan, agent for Ruth Barron & Jennifer Leaning for height relief under section 6.2-2(D) of the zoning bylaws, map 12 lot 36, 95 Christiantown Rd, RU District.

Chuck Sullivan presented a plot plan showing the proposed dwelling including floor plans. Chuck explained that the property is in the roads district. Under section 6.2-2(D) the maximum height of a structure shall be twenty-four feet for a pitched roof. The applicant is asking for two feet, four inches of height relief for a total of twenty-six feet four inches from mean natural grade. There is an existing guest house on the property. The lot is 8.0 acres total which comprises a large meadow which the applicant would like to keep in as is. The applicant is waiting for approval for a curb cut on the property from the Planning Board. The request in part is due to the grading required and aesthetics which would create more head room on the second floor. The gable end will be facing Christiantown Road.

The area is heavily screened now and the applicant plans to plant additional screening. The area is designated a special place (under 6.3-3C historic and cultural places) ...*for Christiantown, all land lying within five hundred feet of land containing the Mayhew Chapel and the Indian burial grounds.* The applicant is restricted from building within 500 feet from the Mayhew Chapel and Indian burial grounds (under 6.3-3C historic and cultural places). The applicant would have a view of the meadow and the height relief requested should not have an effect on the tree canopy. Julius moved to close the public hearing and open the board meeting. Bob seconded, the vote was unanimous. The board was in agreement that the property is treed between the lot and Christiantown Road but due to restrictions the applicants are limited to where they could site the proposed dwelling. Julius moved to allow height relief of two feet four inches from mean natural grade above the twenty-four foot pitched roof height. Tucker seconded, the vote was unanimous with one abstention; Tony Higgins. Nancy explained the twenty day appeal period.

Old Business: Imbrogno (Map 16 Lot 82)

The board requested Clare to meet with Paul Foley, from the MV Commission on the site to review the landscape plan.

Meeting adjourned 6:45 PM.

Respectfully submitted,
Clare A. Harrington
Board Administrator

