

WEST TISBURY ZONING BOARD OF APPEALS
MINUTES THURSDAY, February 15, 2018
2nd Floor, West Tisbury Town Hall - @ 5:00 PM

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

ABSENT:

Also Present: Doug Ruskin, Christine Buckley, and Attorney George Davis.

Minutes:

January 25, 2018 – Julius moved to approve the minutes with corrections. Larry seconded, the vote was unanimous, with two abstentions (Hubbell and Schwier).

Hearing:

5:15 pm – A hearing on an application from Paul Buckley, to install outdoor lights on the gable ends of an existing barn, under ZBL 8.6-2(C), Map 34 Lot 7, 1195 State Road, RU district.

Nancy opened the hearing. Christine Buckley appeared on behalf of her husband Paul. Correspondence: Paul Adler, an abutter (map 34 lot 5), responded to the public notice by reviewing the application and submitting a letter: (read into the record). Mr. Adler agreed that the “gooseneck” light fixture Mr. Buckley installed should not have an impact on his property. Mrs. Buckley told the board that when they installed the lights they were not aware that a special permit needed to be secured from the Zoning Board. They were informed of this after speaking with Joe Tierney (Building/Zoning Inspector). The lights fixtures are mounted on the north and south gable ends of a newly constructed horse barn (see enclosed plan). Christine explained the lights are for safety purposes when they are unloading hay and shavings to the hay loft, including the loading and unloading of horses in the evening hours. With no further comments from the audience, Julius moved to close the public hearing and open the board meeting. Bob seconded, the vote was unanimous. The board discussed the following finding and conditions. The light fixtures are a “gooseneck” style when on, the direction of the light falls downward, in a straight line. This should not impact any abutters regarding “light pollution”. The barn is for agricultural use and was built to house the Buckley’s horses. The board was in agreement why a light would be needed for safety purposes. After brief discussion the board determined the following: the light will not be on a timer or dimmer and only on when in use. The lights will remain off during the overnight hours. Any replacement of the light fixtures will be similar in style and design (gooseneck). The applicant must comply with all light regulations under ZBL 8.6-2 (outdoor lighting). Julius moved to approve the application with the conditions as outlined. Toni C. seconded, the vote was unanimous. Nancy explained the twenty day appeal period.

5:30 pm – A continuation of a hearing on an appeal filed from Michael A. Smith, Executor: Dukes Probate Court, c/o Attorney Daniel Perry, of an October 14, 2017, decision of the West Tisbury Zoning Inspector, denying a building permit to construct a single family dwelling under 11.2-1, non-conforming lot by the provisions of Section 6 of the Zoning Act. The appeal is filed under MGL 40A section 8 and section 15, of the Zoning Act. Map 7 Lot 69, 52 Longview Rd, in the RU district.

Attorney Perry’s office contacted Clare, February 14th, requesting a continuance due to illness till February 22, 2018. After a brief discussion regarding the member’s schedules Julius moved to continue the hearing till March 8, 2018 at 5:50 pm. Larry seconded, the vote was unanimous, with one abstention (Hubbell).

Discussion/ZBA procedures.

Clare told the board an application was submitted by a John Cain, on February 13, 2018, for a special permit under section 11.1-3 (extension/alteration of a non-conforming use) at 90 Manaquayak Road, regarding the Lambert's Cove Inn. It was explained to the board that after reviewing the ZBA's application form and procedures for applications it was incomplete. No site plans, floor plans or elevations plan were submitted including the filing fee of \$200.00. Clare told the board she called Mr. Cain and explained to him what was needed to complete the application. Clare told the board she will email him a copy of the procedures for filing an application to the ZBA. The board agreed that the applicant should submit the proper documentation to complete the application. Tucker Hubbell stated for the record that when the application comes before the Zoning Board, he would recuse himself, as he is a direct abutter to the property.

With no further business the meeting adjourned at 6:35 pm.

Respectfully submitted,

Clare Harrington
Administrator
WTZBA

- **Minutes of the January 25, 2018, meeting of the Zoning Board of Appeals was approved on February 15, 2018.**