

**W. T. PLANNING BOARD MEETING, NOVEMBER 13, 2007, 7:30 P.M.**

**PRESENT:** David Douglas, Ginny Jones, Susan Silva, Mark Yale, Leah Smith

**ABSENT:** Erik Hammarlund

**CHILMARK PLANNING BOARD MEMBERS:** Richard Osness, Tim Lasker, Janet Weidner, John Flender, Russell Walton

**ALSO PRESENT FOR ALL OR PART OF THE MEETING:** Reid Silva, Chris Murphy, Bill Graham, Brian Smith, Katherine Sterling, Ben Reeve, Matthew Dix, Simone DeSorcy

**MINUTES**

Minutes of the 10/29/07 meeting were approved as written.

**NEW BUSINESS**

**Joint Public Hearing with Chilmark Planning Board, Murphy/Land Bank Form C,**

**M32 L4, Murphy's Road:** David read the hearing notice and opened the W.T. public hearing; Richard Osness opened the Chilmark public hearing. Leah stated that her husband is Polly Murphy's nephew, but that she did not stand to gain financially by the outcome of the application. Mark said that he has done carpentry work for Polly Murphy, but does not stand to gain financially by the outcome of the application. Susan said that her husband is a trustee for Laura Murphy's trust, but does not stand to gain financially by the outcome of the application. Ginny is an abutter and recused herself.

Leah said that the proposed 2 lot subdivision seems to fit within the Open Space Planning section of the zoning bylaw. Mark said it was a good plan, and it is nice to know that no houses will be built around the pond. Tim Lasker said it was a great thing, a win/win for all. Susan said the property was a beloved roadside vista. Russell Walton said that the Chilmark Town Advisory Board felt it was a wonderful idea. Mark made a motion to approve the Form C application; all in favor (Ginny abstained). Russell Walton made a motion for the Chilmark Planning Board to approve the application; all in favor.

**Public Hearing, Murphy/Land Bank Stonewall Alteration:** David read the special permit hearing notice proposing to relocate an existing driveway (Murphy's Road) within the roads district resulting in the alteration of an existing stone wall. Reid Silva, agent for the applicant, said that the driveway would be shifted about 28 feet towards Chilmark to improve visibility for cars exiting Murphy's Road. Leah said it was a good idea and improved safety. West Tisbury and Chilmark Board members agreed. David asked that the stones taken out for the new opening be used to fill the existing opening. Chris Murphy said that was his intention. Ginny urged the applicant to move the road as far to the southwest as possible. Chris Murphy said they would locate the road as close as possible to the existing barn without collapsing the bank. Mark made a motion to approve the relocation as presented; all in favor (Ginny abstained). There was a discussion that because Murphy's Road is the access to a previously approved Form C in both towns, the Chilmark Planning Board should also vote on the proposal. Tim Lasker made a motion to approve the relocation of the subdivision road; all in favor.

**Public Hearing: Katherine Sterling/Land Bank Special Permit Application,**

**Reduction of Access Frontage, State Road:** David recused himself. Susan read the hearing notice and opened the public hearing. Matthew Dix, Land Bank staff, said that the Land Bank had approved the management plan for John Presby Norton Farm, calling for a trailhead to Lot 1 of the subdivision plan. The trail head is 400 feet from the western property bound, and 350 feet from an approved subdivision road easement to the Sterling property (which does not yet exist). The Land Bank would like to retain sole use of the road/trail head, as it is easier to manage than sharing it with a subdivision road.

Mark asked whether the Sterlings are also retaining the right to cut a new subdivision road in addition to the new trailhead curb cut. Matthew Dix said that the Land Bank has the legal right to use the future subdivision road if not granted permission by the Planning Board to have its own. Mark noted that the recent division across State Road by the Bennett Family and Land Bank was limited to a single curb cut to be shared by 2 lots. Leah noted that the intention of the bylaw is to limit and space out curb cuts.

Mark asked how big the parking are would be. Matthew Dix said it would accommodate 6 cars. Mark said that 6 cars would result in minimal vehicular traffic, but one of the Town's wishes is to reduce curb cuts. This would still be a vehicular access to the State highway. He asked whether it would be a hardship for the Land Bank to share an access, noting that Sepiessa has a shared access. Ginny noted that several other Land Bank properties also share accesses. Susan said there are some issues with abutters over these shared accesses.

Ben Reeve, representing Katherine Sterling said there used to be six separate dirt roads accessing this 3,660-foot stretch of State Road. The Land Bank is proposing to use a two-lane track that trails off into the woods. Most of the other accesses have been abandoned. Thus, there is a net/net reduction of accesses overall. Leah said she has noticed many tracks. Mark said he did not see that this plan specifically states that roads are being abandoned.

Leah said she did not think the proposal was unreasonable given the overall length of frontage, and can assume that the trail head will not be high traffic. Susan asked whether the parking is limited to 6 spaces; Matthew Dix said the management plan limited the number to 6. Susan asked whether that number could be altered; Matthew Dix said it could.

Ginny made a motion to approve the special permit application as presented. Mark said he could support it given the limited use of the trail head. The motion passed unanimously, David abstained.

**Allied Waste, 90 Dr. Fisher Road, Map 21 Lot 12, LI District:** Brian Smith, representing Allied Waste, said he had leased a portion of this property owned by Peter Williams to store his equipment. He was not aware that the use needs site plan approval

from the Planning Board until directed by the Zoning Inspector. Mark said that he felt the property owner needed to submit an overall plan for the property. Ginny wondered whether portions of a lot could be leased out legally. David said that the Board needed more information from the property owner, and to take a look at the property. Mark said he thinks the proposed use conforms with the LI district, but there would be some screening issues. The Board directed Simone to contact the property owner.

**Cahna Single-Family Residence, M21, L14.1, 44 Halcyon Way:** Board members unanimously approved the site plan for this residence over 3,000 sq. ft.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,  
Simone DeSorcy, assistant

**Approved 01/07/08**