

W. T. PLANNING BOARD MEETING, APRIL 28, 2008, 7:30 P.M.

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

ABSENT: Erik Hammarlund

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Michael Jampel,
Simone DeSorcy

MINUTES

Minutes of the 4/22/08 meeting were approved as written.

CORRESPONDENCE

In: Rez Williams re. Peter Williams' proposal;
Monte Bizzarro re. change in conditions;
Martha's Vineyard Savings Bank re. parking

Out: Elizabeth Bayer
Clarence Barnes re. Special Permit

NEW BUSINESS

Martha's Vineyard Savings Bank: David read a letter from Martha's Vineyard Savings Bank requesting permission to use a portion of their adjacent lot, 496 State Road, for parking. Over the next several months the bank will be redesigning this lot to house the trust and brokerage division. Susan said the surface would remain grass so she had no problem with temporary parking. David said the surface was going to get messy. Mark said that the proposal fits in with the Mixed Business District goal to provide parking behind buildings, away from the road. Ginny made a motion to write a letter allowing the parking as long as the 40-foot setback from the rear property line is maintained, and the surface remains permeable. The motion passed unanimously.

OLD BUSINESS

Michael Jampel, Discussion: Michael Jampel said he had some questions as to why his special permit application for multi-family housing was turned denied. He said the zoning bylaws are confusing. He asked if he had lived in the existing house and had wanted to build an additional affordable house, whether he would have had to move out of the existing house and rent/sell it to someone who qualified for affordable housing. Board members were in agreement that the way the bylaw is written, if two houses are proposed, both must be affordable. David said this was the first proposal received on a lot that already contained a house. Mark said when an applicant is proposing something more dense than standard zoning, affordability requirements kick in. David noted that Michael Jampel owns an abutting 16-acre property; perhaps he could do a lot line change to make a proposal work. Michael Jampel said he felt the neighbors would be against the project even if he did increase the size of the lot. He said he gets the feeling that the Board weighs the abutters' opinions heavily; Ginny said abutters felt they would be negatively affected. David said that Board had a policy of holding to a maximum density of one unit per acre; Ginny said at 2.86 acres the lot is already substandard.

Michael Jampel said he had built 150 houses on the island that were priced affordably. He said the bylaw doesn't work based on market conditions; Ginny said that the Town wasn't responsible for driving up the price of land, and that the 150 homes he had built were not restricted as permanently affordable. Mark said that with the cost of living on the island and the price of the homes, it is almost oxymoronic to call any of the housing affordable. Leah said that none of the Board members are against affordable housing, but it has to be done within the bylaws. David said that West Tisbury is more flexible than most other towns.

Susan said that she has a problem with the adequacy of the road, and that it is dusty in the summer. Mark said he didn't feel that this road was more hazardous or burdensome than other dirt roads in town. Chicama Vineyards and Co-Housing, and now Community Supported Agriculture (CSA) all use the road, and are more burdensome than single-family dwellings. Michael Jampel said that if CSA were forced to use just the end of Stoney Hill Road off Edgartown Road as its access, traffic and dust would be cut down significantly. David said that CSA does make the road situation worse, but nobody addresses this issue. Susan said that the intersection with State Road in West Tisbury is dangerous; Ginny agreed. Michael Jampel said that sight lines could be improved, and that this project wouldn't add a lot more traffic.

Mark said he was curious whether the profit to be made off two affordable houses is more than the decrease in the sale price of the existing house; he would think that its value would be lowered drastically. Michael Jampel said that financially the best way to go is with two affordable houses and one drastically reduced market rate house.

David asked if Board members wanted to give Michael Jampel an indication of how they would feel about a similar proposal on the lot if its acreage were increased. Mark noted that he supported the project the first time. David said that the Board had made a stand at a maximum density of one dwelling per acre. Ginny said that she would still have issues with the road, but enlarging the lot makes it less difficult to consider. Susan said she was still on the fence; she likes the idea of a bigger lot, but tightness of the lot and impact on one abutter was still a problem. She said she could not guarantee that she would vote for it. Leah said she was not sure, and that the existing house constrains where two more houses can be placed without being in the face of the neighbors.

Michael Jampel said that with some members undecided combined with the neighborhood turnout, he didn't see the project passing unless he went the 40B route. Leah said that the Board looks at these projects on a case-by-case basis.

Michael Jampel showed a map of a 3.6-acre lot off Edgartown/W.T. Road owned by Doug Hoehn (M31 L121). Ginny said she would not have as much of an issue with this site based on the road, and more creative siting could be achieved. Leah said it is a more logical location than the Stoney Hill Road site. Mark said that the proposed location of affordable housing is a big part of the Board's decision-making.

Michael Jampel asked whether duplexes would be considered. David said that one had been approved on Halcyon Way. Mark said a duplex would mean one less structure and would be easier to site. Michael Jampel said there would be the same amount of traffic.

James Ferry, Change to Approved Use: Simone reported that James Ferry would like to change the 2 second floor offices in his racquetball center to a yoga/massage studio. Ginny said both the MVC and Town had approved 2 offices, and she feels the project should stay that way. Leah said the parking would be tight for a popular yoga class; she said this didn't seem practical. Susan said she thinks it's too much for the site. Mark said it represents quite a change from an office use to a service-type use. He said there would be substantially more traffic and higher impact than the use originally proposed. David said the plan might have to be reconfigured to accommodate more parking.

Patterson Form A, M14 L7: David signed the plan with the corrected note referring to "division" instead of "subdivision."

Bizzarro Waste Disposal: David read a letter from Monte Bizzarro requesting a change in their decision allowing trucks to leave the property at 6 a.m. year-round (instead of for six months) and to request a box trailer on the property to store tires, tools, and other equipment. Susan said she would have no problem with the container, but some screening might be required. Leah said it constitutes something more visible at the site. Board members agreed that a meeting with Monte Bizzarro should be scheduled and that neighbors should be notified.

Peter Williams, LI District: Ginny said that given the lack of progress in coming into compliance and intensifying the as-yet unpermitted uses, she made a motion to ask the Zoning Inspector to inspect the premises and issue a cease and desist order should he see fit; Leah seconded the motion. Susan said that all stored equipment should be moved out until he gets his permit. Ginny said that this situation has existed for almost six months; David said Mr. Williams had taken advantage of the Board's attempts to work with him. Mark said the use and impacts are intensifying. David said the situation needs to be dealt with. The motion passed unanimously.

Hart Hardware: Simone reported that the zoning inspector had ruled that the proposal requires site plan review by the Planning Board. He is awaiting the submission of floor plans for the apartments before referring the application to the Board.

Rez Williams re. Peter Williams' Proposal: David read aloud Rez Williams' letter in opposition to Peter Williams' development in the Light Industrial District.

Board members reviewed the Scenic Way statute and Scenic Roads bylaw. Ginny said that the Town tries to preserve roads as much as it can, but it is not always possible to completely protect them due to the legal rights of some property owners to use them as access.

The meeting was adjourned at 9:55 p.m.

Respectfully submitted,
Simone DeSorcy, administrator

Approved May 5, 2008