

## **WEST TISBURY PLANNING BOARD MINUTES JANUARY 24, 2011**

**PRESENT:** Ginny Jones, Susan Silva, Jim Powell, Bea Phear

**ABSENT:** David Douglas, Leah Smith

**OTHERS:** Joe Corbo, Susan Sanford, Manny and Sharon Estrella, James Ferry, Michael Colaneri, Simone DeSorcy

**MINUTES:** The minutes of the 12/13/10, 1/3/11, and 1/10/11 meetings were approved as written.

### **CORRESPONDENCE**

**In:** Town Counsel, notice of Murphy appeal;  
3 ZBA notices.

**Out:** Chris Morse re. wooded landscape;  
MVC re. Hart Hardware;  
Zoning Inspector re. Crow Hollow Farm

### **NEW BUSINESS**

**Dirt Bikes:** Bea said that she had attended a ZBA hearing at which neighbors were complaining about a dirt bike course on a property. It was agreed that zoning enforcement is an issue.

**Town Report:** Board members approved the Planning Board section of the Town Report.

### **OLD BUSINESS**

**Hart Hardware:** Jim Hart presented his latest landscaping plan that is supposed to mitigate the impacts to the neighbors he created by cutting down several mature oaks between his lot and the Estrella's. The MVC had required that those oaks remain, but they were cut nonetheless. Ginny asked Jim Hart whether he had received the Board's August 17, 2010 letter with very specific instructions on how to proceed; she said she was surprised to hear that he had scheduled a meeting at the MVC before coming back to the Board with the plan. Jim said he had received the letter.

Bea noted that item 4 on the planting notes refers to a list. The Board needs to see this list. She also said that the written description in notes on the plan are different from what is shown on the plan. This needs to be rectified. She asked what he is planning at the back of the lot. Jim Hart said there is existing vegetation on the Ferry property. He said he thinks that the white pines shown at the back of the lot are actually shown too closely together, and should be spread out. Manny Estrella said that the previous landscape plan showed a lot more trees to be planted. Jim Hart said that this plan was only to mitigate the view from the Estrella property; this intent was discussed at the MVC. Bea said it wasn't clear whether he was proposing 10 or 13 new Leyland Cyprus; Jim said 10.

Abutter Joe Corbo, owner of the Wellness Center, said that it doesn't seem that his property has been included in the buffering attempt. He's been staring at this foundation for years. He would like to be afforded more screening. There's also the issue of water

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from the Town road flowing into the gully on his property. This is a non-compliance issue that devalues his property. How can this be managed? He doesn't want more runoff from the Hart property. Ginny said we are straying from the screening issue but we'll keep this in mind, and suggested Mr. Corbo take this up with the Selectmen. Bea asked if Mr. Corbo was requesting more screening, as this would be the time to do so. Joe Corbo said yes, and that he would like to request a site visit. Jim Hart asked why this abutter was just now raising these issues. Abutter James Ferry said that Jim Hart didn't follow the restrictions put on him by the Town and the MVC, and that's how we got here. The Hart property has been an eyesore for 15 years. The open foundation is dangerous. We need to agree on a way to move forward.

Ginny said the Board needs a very specific plan showing existing and proposed plantings. Susan read aloud the August 17, 2010 the Board wrote to Jim Hart. Sharon Estrella asked whether there would be a 10-foot buffer all around the property line except for the driveway; Jim Hart said yes. Sharon said she didn't feel there was a 10-foot buffer shown on the Corbo side of the property. She said it was appalling that Jim Hart has presented only half of what he was asked to include. Ginny said she concurred, and this was why the Board wanted to meet with Jim Hart before going back to the MVC. She said she was not satisfied with what has been presented tonight as it needs work. Susan made a motion to not accept the landscaping plan as presented; all in favor. Ginny asked Jim Hart to have conversations with all his abutters, and to ask his landscape architect Chris Horiuchi to make corrections to her plan and plantings list with accurate numbers. In the August letter, the Board had also asked for a specific maintenance plan. Susan said that Jim Hart needs to work with his neighbors a little more, and that she hoped he'd be back in front of the Board soon.

The meeting was adjourned at 6:55 p.m.

Respectfully submitted,  
Simone DeSorcy, Board Administrator

**Approved 2/28/11**