

West Tisbury Planning Board
Minutes of the meeting of February 7, 2011
Town Hall 5:30 PM

Present: Ginny Jones, Leah Smith, Susan Silva, David Douglas, Jim Powell, Bea Phear, Michael Colaneri, Rob McCarron, John Hartzband, Kristian Strom, Samantha Look, Doug Hoehn, David Finklestein

Minutes:

Minutes of the meeting of August 16, 2010: Smith/Silva, voted

Minutes of the meeting of October 4, 2010: Smith/Silva, voted as amended

Look/Strom:

Rob McCarron presented an alternative proposition for providing affordable housing. (Written proposal on file.) Instead of one lot and \$40,000 (already given to the town) they are offering two lots on Edgartown Road. It would lessen the density near the pond and on good agricultural soils. Instead of going through Town Meeting to get the \$40,000 returned, it was suggested that the buyers could pay \$25,000 each for the lots, which would include the improvements. He said both David Vignault, of the Housing Authority, and the Affordable Housing Committee agreed that this is a preferable solution, closer to services and more in line with the current market conditions and the town's guidelines. He pointed out that the market rate house is going to a schoolteacher and, although not in the affordable "package", in fact expands the goals as it is below the commercial market rate. Mr. Colaneri and Mr. Powell confirmed that the Committee had so recommended. Mr. Colaneri read a letter (January 23 email on file) to that effect.

Ginny questioned the eligibility of the Jampel permit to be extended, given that this proposal is different. She cited a rather confusing state statute on the subject. Mr. McCarron said he would look into it.

Susan asked why they were doing condos, rather than separate lots. Mr., Hoehn explained that under the town's by-laws, this was the only way.

There was discussion about the number of wells and septic systems. Mr. Hoehn said there would be one well and three septs. The well will be part of the condo documents, along with the road and other improvements, and it will serve the three houses. Mr. McCarron confirmed he would write the condo documents.

Mr. Colaneri asked the board to address the bike path easement issue. Originally the easement had gone from the Hoehn lot to the Forest. Mr. Strom said they would give easements to all the properties to access the State Forest.

Ginny pointed out in the minutes of July 7, 2008, the project was subject to the Board of Health and Fire Department. Manny wants emergency vehicles to be able to turn. Mr. McCarron said the BoH had approved and there was a turning circle.

Bea asked if the \$40,000, now in the Affordable Housing “pot” could be used to subsidize the buyers. Mr. Colaneri said yes. He said the details of how the \$40,000 gets used are not part of the Planning Board’s decision. He hopes that it will be for 80% income people. Samantha pointed out that they were not trying to extract more, but that they couldn’t afford to give two lots plus \$40,000; in fact they were going to be out about \$125,000 after all is done, and paying for the improvements.

Motion to accept the affordable housing proposal as presented, contingent on the suitability of the Jampel permit. Smith/Powell. Ginny abstained. Voted.

Waldron Bottom:

David Finkelstein said he had concern that a neighbor, Mr. Grimes, was trying to condominiumize a three-acre lot, and that Grimes’s lawyer had said it was legal according to the Town By-Laws. He had nothing against the neighbor, but is concerned that it will set a precedent and defeat the purpose of the three-acre zoning. David said the Planning Board would look into it.

Correspondence:

Letter from Bartlett announcing the death of Jimmy T.

Letter from Marsh Wynsrig regarding her charitable sales. Smith/Silva moved and seconded that she should apply for a permit, with letters of support from her neighbors. If there was no objection, no hearing will be required.

Beer/Wine;

Ginny asked if there was need for the Board to discuss. No.

Hart:

Ginny reported that Jim Hart had called Paul Foley and said he wanted to withdraw his proposal. He has talked with Ernie Mendenhall about a single-family house on the site.

Meeting adjourned at 6:50 PM.

Respectfully submitted,
Beatrice Phear