

## **WEST TISBURY PLANNING BOARD MINUTES MARCH 21, 2011**

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

**ABSENT:** Leah Smith, David Douglas

**OTHERS:** Simone DeSorcy

**MINUTES:** The minutes of the 3/7/11 meeting were approved as written.

### **CORRESPONDENCE**

**In:** Town Accountant re. Operating Statement;  
ZBA re. public hearings  
FEMA, Dukes County Coastal Study

### **OLD BUSINESS**

**Master Plan:** Ginny said she wanted to have a general discussion about the questionnaire that will be sent to Townspeople to be incorporated into the Master Plan. She said she wanted Leah to be present to have a more detailed discussion, as she expressed interest in putting it together. Bea said that we don't need to reinvent the wheel – people's views on the character of the town have been well established and reported in the questionnaire for the 1987 Master Plan, the 1997 Visioning meetings, and the 2004 MVC study, and are reflected in current bylaws. We will get a lot of demographic and economic data from the census and land use data from the MVC. Therefore, we should focus on just a few issues that look at possible changes, rather than confirming the current stuff. She said the basic question is what kind of future people want and what they are willing to do (or sacrifice) to support it. What potential zoning changes do we want to test?

Some questions to be considered are as follows: how should town-owned land be used (the dump, Courthouse Road fire station, the Silva lot on Lambert's Cove Road)? Should it be used for recreation, elderly or affordable housing, a dog park, or saved for the future? Should large houses be regulated? Should developers be allowed to locate their affordable housing requirements off-site? Is this NIMBY-ism and/or ghettoization? Do we need a policy? Re. water quality of aquifers and ponds, should fertilizers be limited and denitrification systems required? Re. open space preservation: do we have a long-range plan to identify and work to protect specific parcels and agricultural land? Re. commercial and economic issues: should there be changes to home industry and/or the business district? Re. Open Space Development: the current bylaw is not being utilized. Should more incentives be offered?

Bea asked what our sense of urgency is, and whether we should try to put a questionnaire together to be distributed at Town Meeting. She wondered whether we should wait for all of the census data and aim for 2012. Jim said we need more quality data. Bea said we need to know what data we want. She suggested crafting 3 or 4 real questions, and not rush for Town Meeting.

There was a discussion about the research that had been done on the Flatlands planning project. Ginny said perhaps the Board should meet with the Selectmen and Land Bank in Executive Session. She asked Simone to get a map of Town-owned land.

Regarding water quality, Bea said that the Health Department doesn't get involved in protecting shellfish from nitrogen. She noted that Block Island has an interesting approach to this. Could we limit the size of fertilized lawns, or require de-nitration systems?

**Hart Hardware:** The Board directed Simone to draft a letter to the Commission saying that Jim Hart still has not come back to the Board with an adequate landscaping plan. The neighbors should receive copies of the letter.

The meeting was adjourned at 6:40 p.m.

Respectfully submitted,  
Simone DeSorcy, Board Administrator

**Approved 4/25/11**