

WEST TISBURY PLANNING BOARD MINUTES MARCH 28, 2011

PRESENT: Ginny Jones, Susan Silva, Leah Smith, Bea Phear

ABSENT: David Douglas, Jim Powell

OTHERS: Reid Silva, Tara Whiting, Chris Scott, Simone DeSorcy

CORRESPONDENCE

In: Operating Statement 3/2011;
ZBA public hearing notice, Vineyard Tennis Center;
ZBA public hearing notice, LCR Nominee Trust

NEW BUSINESS

Reid Silva for Middle Road Farm LLC, Possible Form A, M32 L3: Ginny stated that because she is a direct abutter to this property, she cannot act on the application. Reid Silva presented a Form A plan dividing the 30-acre property into three lots: a 10-acre lot around the existing barn, a 10-acre lot around the existing house and guesthouse, and a 5-acre vacant lot. Board members will visit the existing road to see if it is adequate for a Form A division.

Vineyard Tennis Center ZBA Special Permit Application: The Board discussed the application filed by Vineyard Tennis Center for a 20' by 3' banner-type sign to be hung on the State Road side of their building. Board members agreed that this is an excessively large sign, not consistent with the character of West Tisbury, and not in the best interest of the island. They directed Simone to draft a letter to the ZBA.

Tara Whiting, Chris Scott, Discussion re. Old Parsonage: Tara Whiting stated that she and her brother own the Parsonage and the 3.31 acre lot it sits on. Earlier in the winter the Historic Commission denied their request to demolish the building and replace it with a new energy-efficient house. The quotes they have received from contractors to restore the existing house are beyond their financial means.

Chris Scott, Executive Director of the M.V. Preservation Trust, said his group had followed the press coverage of this issue, noting that the public prefers not to see historic houses lost. The Trust and the Whittings are exploring ways that the Trust could be the steward of the Parsonage. The preferred option is to create a non-conforming, non-residential lot of approximately 0.3 acres, via Form A, around the existing structure. The Trust would purchase it, restore the house, and the Trust would seek a non-profit organization as a tenant that would be compatible with neighbors and the Town. This would meet the goals of keeping the Parsonage, and creating a legitimate lot for Tara and her brother on which to build a single-family residence. It was discussed that the kitchen would have to be removed from the Parsonage in order to make it a non-residential lot.

Ginny asked when the property had last been surveyed; Tara said in 1982. Chris Scott said they had requested this meeting to informally discuss the concept before hiring surveyors, etc.

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Ginny noted that part of Tara's lot includes the pond – she reminded Tara to create her lot with enough dry land per the zoning bylaw. Chris Scott said the Trust wouldn't want or need a lot of property. Easements would probably be created for well, septic, and/or parking.

Ginny stated that the concept is worth pursuing; Leah and Susan agreed. Tara noted that she would build a three-bedroom 1,250 sq. ft. Cape with an unfinished second floor.

Bea noted that this concept was good thinking on Tara's part, and that it is wonderful that the Trust stepped up to the plate to save this historic building.

OLD BUSINESS

Wind Turbine Committee: Ginny reported on the Wind Turbine Committee, noting that it had met to review the MVC's model regulations, compare them to the Town's existing bylaw, and had prepared a letter to the MVC with questions and comments.

The meeting was adjourned at 6:15 p.m.

Respectfully submitted,
Simone DeSorcy, Board Administrator

Approved 4/11/11