

WEST TISBURY PLANNING BOARD MINUTES MAY 23, 2011

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

ABSENT: Leah Smith

OTHERS: Mark Lanza, Jim Feiner, Leslie Myers, Tobias Myers, Farly Pedler, Manny & Sharon Estrella, Marcia Cini, Jim Hart, Josh Scott, Simon Athearn, Jim Athearn, Simone DeSorcy

CORRESPONDENCE

In: Steve Maxner re. Greenlands.

Out: Vineyard Land Surveying re. Luckey Wooded Landscape determination.

OLD BUSINESS

Jim Feiner, Multi-Family Housing by Special Permit, Dr. Fisher Road: Jim Feiner said he was hoping to put his affordable housing project into motion. Different recipients are now involved. All construction will be done by Farly Pedler. He asked whether the permit extension act applied to this project. Ginny said it would as long as it is the same project. Jim Feiner said the housing designs may change, but the content has not. They will utilize Michael Jampel's Cape design. They are not receiving a subsidy. He asked whether the project needed to go through the siting process again; Susan said it did not.

Jim Feiner asked what ownership structure the Board preferred. It was discussed that the lots could not be subdivided. Ginny said that the Board wasn't concerned whether it was a condominium or leasehold, as long as they are perpetually affordable. The ownership details should be worked out with the Affordable Housing Committee.

Jim Feiner said that wells are not in yet but they are approved. Electricity has been brought to the edge of the property line. Manny Estrella raised the issue of a \$2,500 donation per house to the Town's hydrant fund. There was a discussion as to whether the fee is per house or per lot; this will be determined.

Hart Hardware Landscape Plan: Attorney Marcia Cini, representing potential purchaser Josh Scott of Beetlebung Tree Care, said they were seeking approval of the revised landscape plan. There was a discussion as to whether the mitigation measures needed to be implemented before construction began and/or before the property changes hands. Marcia Cini said she sees no legal impediment for a new owner to take on the fulfillment of all conditions; the common objective is to get the place fixed. Josh Scott said that some conditions, including perimeter fencing and screening, would be done before construction. Susan made a motion to approve the landscape plan and notify the MVC so the project could move forward; all in favor.

Bizarro Waste Disposal: Owners contacted the office to see whether potential buyers of this business would require additional site plan review. The new owners would run a

similar business, but would not be storing any trucks there, only dumpsters, totes, etc. Board members agreed that as long as all other conditions of approval were adhered to, the use is similar and would not require another site plan review.

Clarence Barnes, Special Permit, Multi-Family Housing by Special Permit: Zoning Inspector Ernie Mendenhall asked the Board whether they had any concerns over his pending granting of a certificate of occupancy for the affordable housing project. Board said that as long as Condition of Approval #5 had been done, re. decreasing the size of the driveway from that shown on the plan, they had no issues.

NEW BUSINESS

Community Character Program: Bea reported that the MVC would like to know whether West Tisbury would like to participate in the Community Character Study Program. An intern will compare the physical dimensions of structures in Town, examine the zoning, and see how they match the built environment. The product will be a chart showing where the two are harmonious, and where they are at odds with each other. The Town could then fine-tune its zoning. There would be no cost or obligation to the Town. Board members agreed to participate.

Jim and Simon Athearn, Form A, M31, L68: Jim Athearn explained that this entire lot is under Land Bank protection, but that the agreement allows for a 3-acre parcel to be created around the existing dwelling. This plan creates a 3-acre parcel around the dwelling and barn, and an open 15.13-acre parcel. Both lots have adequate frontage on roads that pre-existed zoning. Jim made a motion to endorse and sign the Form A; all in favor.

The meeting was adjourned at 6:45 p.m.
Respectfully submitted,
Simone DeSorcy, Board Administrator