

W. T. PLANNING BOARD MEETING, OCTOBER 29, 2007, 7:30 P.M.

PRESENT: David Douglas, Ginny Jones, Mark Yale, Susan Silva

ABSENT: Leah Smith, Erik Hammarlund

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Bill Graham, Doug Hoehn, Jennifer Ingraham, Julian Weiss, David Knaupf, Simone DeSorcy

MINUTES

Minutes of the October 1, 2007 meeting were approved as written.

Minutes of the October 15, 2007 meeting were approved as amended.

CORRESPONDENCE

In: Chilmark Planning Board re. Wireless Bylaw;
Sheriff's Meadow re. Goethals Conservation Restriction;
MVC re. Ag Commission Workshop

Out: Building Inspector re. Humphreys Driveway;
Chilmark Planning Board re. Murphy Form C

NEW BUSINESS

Doug Hoehn for Brian Roberts, N. Shore Realty Trust, M6 L3, Form A: Doug Hoehn presented a Form A plan dividing this 80-acre lot into two lots, 50 acres and 30 acres, respectively. Doug said the division is for estate planning purposes. The property was the subject of a previous 4-lot Form C subdivision. Doug said a Form C plan must be recorded within 6 months of the Board signing the plan; because the plan was never recorded, it has now expired.

Bill Graham, abutter, said that Brian Roberts has been steadily building on this 80-acre lot since purchasing it in 1999. There has been constant construction traffic on the narrow dirt road. This Form A creates another buildable lot; the construction traffic is awful for others who live on the road. Doug Hoehn said that creating another lot does not increase the amount that the Roberts can build on the 80 acres under zoning.

David said that the lot was previously approved to be divided into 4 lots; dividing it in 2 lots would seemingly have less of an impact. Susan said we need to ask some legal questions.

The condition of the road was discussed. David said that it is now well maintained. Mark said that if other members were comfortable with the condition of the road, he would make a motion to endorse the Form A; Ginny seconded the motion.

Susan said she was bothered that the property had gone from a Form C to a Form A process. Ginny said she would be happier with a Form C division. Mark asked whether the applicant would consider a note on the Form A plan.

Bill Graham said that there are now traffic jams on the road due to construction trucks. This has been a multi-year construction process; there have been 80 people working on the site for 5 years. Mark said that this problem is not unique to this area of the island.

Doug Hoehn said that the Roberts have already decided not to pursue the Form C, and had in fact built outside of the Form C conditioned building envelopes. Mark asked if the Form C has expired whether the Board should act like it never existed. David noted that the Board had already approved a more complex plan.

The Board reviewed MVC checklist item #3.205, requiring referral of “any development which proposes to divide a contiguous or related ownership of land of 30 acres or more, except when divided into less than 6 parcels that are irrevocably prohibited from further subdivision.” Ginny showed Doug a note on the Rogers farm Form A plan that states “Lots 1 thru 5 shall not be further divided to create additional building lots.” Mark asked Board members if they would be interested in seeing such a note on this plan should the applicant offer it. Ginny said she would be more comfortable. Susan said without this note the Board would need to refer the division to the MVC. Doug Hoehn said he would need to discuss this with the applicant. Mark withdrew his motion to endorse the plan.

Parking Requirements for New Town Hall: Ginny said that the Town Hall Renovation Committee needs to direct the architects as to how many parking spaces would be needed. Board members reviewed the parking requirements in the zoning bylaw and asked Simone to provide a copy to the Committee.

OLD BUSINESS

Vineyard Meadow Farms Road: Jennifer Ingraham, new president of the Vineyard Meadow Farms Road Association presented the previously-approved Form C plan showing the road cut off Edgartown/West Tisbury Road. This road cut was never built; instead, the road curves to connect with Waldrons Bottom Road to access Edgartown/W.T. Road. Mark disclosed that he is a Vineyard Meadow Farms resident and past road association president.

Ginny said that approved survey already includes the cut onto the State road, so the association isn't asking for anything that the Town had not already approved. She said the cut would probably require a permit from the State. She made a motion to allow the new cut, as presented; all in favor (Mark abstained).

Julian Weiss, David Knaupf for McCoy Residence, M3, L35, Site Plan Review: Julian Weiss, architect and David Knaupf, builder, presented the plans for this single-family residence. Julian Weiss said the owners are doctors who plan to retire here. They had 2 wishes when designing the house: to have a view of Lamberts Cove and to be energy efficient. The long side of the house faces south for solar heat. David said he appreciated the efforts to be energy efficient. Ginny said the Board asks that houses be energy efficient; that they have limited outside lighting, and that they incorporate native plantings.

Julian Weiss said that they didn't want to cut any more trees than necessary for the house and driveway. Susan said that she was concerned the house could be seen from Duarte's

Pond, a public sanctuary owned by the Land Bank. Julian Weiss said he did not believe the house would be seen from the preserve, as the elevation of the pond is very low. David Knaupf said the house would be concrete and painted a dark brown, and should blend in nicely. The roofs would be planted. Mark agreed that the proposed color would lessen the visual impact. Susan asked that if the house is highly visible from Duarte's Pond that some mitigating screening be planted. Julian Weiss said that the McCoys wanted plantings to screen the noise from the road, and that they wanted to keep the site as natural as possible. They also want to screen the other existing houses from view. Ginny made a motion to approve the site plan; all in favor.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,
Simone DeSorcy, assistant

Approved 11/13/07