

**WEST TISBURY ZONING BOARD OF APPEALS
MINUTES JANUARY 16, 2007
TOWN HALL 7 PM**

PRESENT: Eric Whitman, Nancy Cole, Tony Higgins, Tucker Hubbell, Bob Schwier, Larry Schubert

ABSENT: Toni Cohen

ALSO PRESENT for All or Part of the Meeting: Simon Warren, Sean Rooney

BUSINESS

- The minutes of December 12 were approved as written.
- The ZBA Annual Town Report was approved as written.

HEARINGS

7:20 An application by Simon Warren for a Special Permit to add an 8' by 10' mudroom requiring 8' of setback relief on the NW bound. Section 11.2-2 of Zoning Bylaws. Map 16, Lot 190; 14 Holly Lane; RU District. *No Correspondence:*

Simon Warren and the Board viewed his plans. He said he had the place surveyed, twice as it turned out...concrete bounds are in. The house currently meets setbacks, the attached accessory structure, the mudroom, is sited to be at the kitchen door and as such would need 8' of setback relief. The kitchen door is the practical spot for the mudroom which will also contain the laundry. Abutter Sean Rooney spoke in favor of the application. Finding the mudroom addition and setback relief to not be detrimental to the neighborhood or town, the ZBA voted to grant the Special Permit.

OTHER CORRESPONDENCE

- Finance Committee...Budget review not necessary for ZBA unless budget significantly goes up.
- John Abrams re replacing turbine on his wind tower, with no change in height. ZBA agreed there was no reason for him to reappear before the ZBA.
- Ron Rappaport re non-conforming lots: Copy of Norwell case backing up his Edgartown case that any house on a non-conforming lot should seek a Special permit if adding on, essentially.
- Simone DeSorcy for Planning Board re adopting Chilmark Wireless Communication Facility proposed regs: The ZBA was cautious about replacing West Tisbury's current WCF bylaw with Chilmark's, saying they did not find problems working with the current bylaw, and were wary that a large committee made up of so many individuals might be unwieldy (ZBA, Planning Board, Selectmen representative and Site Plan Review Committee). As for DAS regulations, there was a wait and see feeling before adopting regs for this process.
- Ed O'Connell, MVC...draft of Island Permitting Report. The Board were not asked to comment specifically at this stage, as some of the Town Permit Granting Authority's staff had been asked for input.

The meeting adjourned at 8:30 PM.

Respectfully submitted,
Julie Keefe, Board Admin.