

WEST TISBURY ZONING BOARD OF APPEALS
MINUTES OCTOBER 1, 2008
HOWES HOUSE 7 PM

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

ABSENT: Toni Cohen

ALSO PRESENT: Mark Mazer, Barbara (Sundy) Smith, Herb Moody, Maria Moody, Shri Hitchcock, Matt Merry, Lisa Fisher, Tom Reynolds

BUSINESS

The minutes of September 17 were approved.

Update DAS...Julie has heard from Mark Bobrowski that he'll respond to the DAS questions.

Also from Dave Maxson, who suggested a modest review from him as well, "technical meeting legal", if desired.

HEARINGS

7:20 An application by Mark Mazer on behalf of Barbara Smith for a Special Permit to rebuild a pre-existing, non-conforming detached, shed in the same footprint, slightly reduced in size at 14' by 20', to be 16' from the east bound and 25' from the west bound. Sects 11.1-3, 11.2-2 of Zoning Bylaw; Map 7 Lot 170; 13 Scotty's Lane; RU Dist. *No correspondence*

Mark and the Board looked at the submitted plans. Mark explained the building would be in the same footprint, albeit 2' wider, but would be losing the ell at the back and so would remain at the same square footage. The shed would be one story, same height, hip-roofed and have the same trim as the main house; would be on concrete tubes. Direct neighbor William Stewart has seen the plans and had not objected. Mr. Stewart did not attend the meeting or write. Citing that the new shed would have no more impact than the previous one, the Board unanimously voted to grant the Special Permit.

7:40 An application by Shri Hitchcock for a Special Permit for a home occupation of "esthetics", skin care which includes massages and facials. Section 8.5-1 of Zoning Bylaws; Map 15 Lot 17; 6 Josiah Sachem Way; RU District. *Correspondence: 1) Haven and Michael Cutler, no objection.*

The Board looked at Shri's plot plan for her business. They'd already read her submitted narrative. Maria Moody introduced herself as the owner of the subject property. Shri Hancock, who lives in the house on the property, introduced herself and stated she had a Type 6 State license that enables her to have an establishment on her own. She worked at the Mansion House for 5 years. Her business would include processes like body waxes, skin care, facials, and massage. Business will be by appointment, she'd expect one car on the premises for about 90 minutes; there is a handicap entrance; she'd expect 4 to 5 people a day in summer and less in the winter. She'd be the only one working there. The house is on a corner lot; she would put out a driftwood sign on the property. The business's name is *Escape*; the sign would also have appt. only and phone number on it, and would be seen from Christian town Rd.

Citing that the business fit well into the Home Business requirements, that there was ample parking, and the added bonus of handicap access, they unanimously voted to grant the Special Permit under the terms of Shri's plans and narrative.

8:00 An application by Matt Merry for a Special Permit to build a 1,275 sq ft garage (over 676 sq ft on an under 3 acre lot): A 34' by 24' garage with storage loft above to be 40' from the east bound. Section 11.2-2 of Zoning Bylaws; Map 11 Lot 25.1; 11 Dolphine Merry Rd; RU Dist.
No correspondence

The Board looked at the submitted plans with Matt Merry, who explained that in order to make the 50' setback, he'd have to cut some cedars and birch down, which he would rather save. And, in effect, at the nearest corner the setback would be at 42', not 40'; Matt would like to have the leeway of asking for the 10' of relief. The garage doors will face east; he'll curve the drive in to the garage area. He's putting in a basement. He's putting plumbing in the garage, but it will not be used as habitable space. The height will be about 20'. The use will be for storage. Close abutters Tom Reynolds and Lisa Fisher had no objections to the project. The ZBA unanimously voted to grant the special permit for setback relief and the building of the structure on the grounds it was not more detrimental to the neighborhood and was in keeping with development in the neighborhood.

OTHER CORRESPONDENCE

Invite to Groundbreaking, Town Hall

Pl Bd...Niki Patton application for multi family affordable housing, Oct 6 at 7:30

The meeting was adjourned at 8:35 PM.