

**WEST TISBURY ZONING BOARD OF APPEALS
MINUTES OCTOBER 15, 2008
HOWES HOUSE 7 PM**

PRESENT: Eric Whitman, Bob Schwier, Tucker Hubbell, Toni Cohen, Tony Higgins, Nancy Cole

ABSENT: Larry Schubert

ALSO PRESENT for All or Part of the Meeting: Dave Burgess, Margaret Mazzanti, William Burton

BUSINESS

Ronald Dunlap: In 2000 Dr. Dunlap got a special permit to build a garage, and although he submitted plans showing an office and bathroom on the second floor, at the time he was not going to develop the second floor until some time in the future. The ZBA had put a condition on the written decision that should the second floor be developed for habitable space, he would need to come back to the ZBA to apply for that change. Dr. Dunlap had recently been to the Board of Health for plumbing permits as he was developing the 2nd floor, planning a bedroom as well as an office. The Board of health noticed the condition. The ZBA agreed that the language of the condition was clear regarding habitable space and that he will have to apply to amend the original Special Permit.

The minutes of Oct 1, 2008 were approved as written.

The Board received copies of Dave Maxson's DAS permitting report received that day. A copy was sent to Selectmen Richard Knabel.

Kenworth trees: Another cedar was removed, because it was too close to the excavation for the new restaurant. The contractor had let the Building Inspector know and as it happened Tucker was with him at the time: He went on site, and reported that the tree loss was necessary and not significant and probably the last one before the future landscaping plan. There are plenty of trees on the property, but the builder, and the Board, hope the survey to be done soon.

HEARINGS

7:20 An application by Margaret Mazzanti for a Special Permit to add on approx 10' by 24' to an existing 12' by 28' garage in order to store an additional vehicle. The addition would be approx 17' from the southern bound. Section 11.2-2 of Zoning Bylaws; Map 3 Lot 37; 36 Tom Neelon Rd. RU Dist. *Correspondence: 1) Richard and Gail Lofberg, in favor*

Ms Mazzanti currently has a one car garage with no loft, approx 27' from the south bound. She is not here in the winter and wants a garage to store a second car. To her the most sensible plan is to add on to the existing garage. It would not directly affect abutters and she has volunteered to replant a large cedar that will have to be removed and to further screen with native plantings. One abutter wrote in support. Citing that the structure and addition are small, was built when setback requirements were the height of the structure or 10', the Board unanimously granted the application with the condition of the screening.

7:40 An application by William Burton and Brad Voight for a Special Permit for a 14'8" by 26' addition with a 14'8" by 17'6" greenhouse (attached accessory structure) to need 18' of

setback relief at its nearest point on the northeast bound. Section 11.2-2 of Zoning Bylaws; Map 7 Lot 140; 35 Millstone Lane. RU Dist. *Correspondence: 1) Abutters Scott Jones and Kell Hicklin, in favor*

Builder Dave Burgess and applicant William Burton explained that the greenhouse would be 4' shorter than on the submitted plans, therefore smaller and now 35' from the bound at its nearest point. There is a 20' wide easement along the northeast bound, not developed and not used, providing a buffer between their property and the next. They said the north side of the house is the only side they could add on to. The Special Permit was granted unanimously

OTHER CORRESPONDENCE

Mark Bobrowski...email re DAS

The meeting was adjourned at 8:35 PM
Respectfully submitted, Julie Keefe Board Admin.

Approved October 29, 2008