

WEST TISBURY ZONING BOARD OF APPEALS
MINUTES SEPTEMBER 16, 2009
6:45 PM HOWES HOUSE

PRESENT: Eric Whitman, Tucker Hubbell, Toni Cohen, Tony Higgins, Larry Schubert, Nancy Cole

ABSENT: Bob Schwier

ALSO PRESENT: Vickie Thurber, Ian Thurber, Travis Thurber, Dave Nathan, Amy Houghton

DISCUSSIONS

6:45 Thurber/McCarthy proposed changes to building at 518 State Road

Vickie and her two sons said they wanted to reconfigure their proposed mixed use building in the MB District. It would remain in the same footprint, that is not encroach any more than the existing building, but they needed an extra 3 feet for their living room. The retail space would be less than 1600 sq ft. Tucker suggested they could re-apply for a little setback relief therefore giving themselves more living space. Vickie said they wanted the building to be less than 2000 sq ft so they would not need to go to the Commission, so that wasn't an option. Julie will call the MVC to see if the habitable space could be excluded from the criteria that 2000 sq ft of new business building must go before the MVC. (update: Vicky was referring to the square footage of the first floor, not the whole building. As it turned out, habitable area is not counted by the MVC, but having 4 mixed use units would trigger an application to the Commission. Vickie Thurber reduced her business proposal to 2 office spaces.)

7:15 Martha's Vineyard Museum people to discuss the West Tisbury Museum site.

Dave Nathan and Amy Houghton representing the Martha's Vineyard Museum attended to ask questions regarding proposed development on their State Road property. They have purchased a barn, it's now frames and timbers and covered with tarps on the property. They cannot use it for storage of their main collection due to the fact it cannot be climate controlled. They would house their whale boat in it, carriages and the like. What do they need to do to get their barn permitted? They are an educational non-profit institution; they collect, preserve and educate.

Dave Nathan said they'd had a false start or two and are stepping back a little. They are now thinking perhaps the barn will be used as a seasonable structure. A plot plan was presented. The height of the barn would be over 30 feet. The Board said agricultural barns may exceed 30' under certain conditions. This is not an agricultural barn, but does have some exemptions in review as it is a registered educational/non-profit.

The Museum people said they would come back with a new site plan. The barn would not be at the center as before. They want to put up the barn as the first phase of the project. Could they use the barn for seasonal events? The Board asked if there would be plumbing? They would use portapotties and generators. It would not be just a storage

building but a venue for events. The Board told them to check with Ernie Mendenhall re what they'd need to have for permits for what they plan to do. They said it seemed the Museum should have an engineering plan for how the building would work as a public venue. Perhaps they could put an addition or outbuilding on to house the mechanicals they would need. There was talk of a possible cafeteria. Again the engineering and plumbing would have to be put in place, Board of Health approvals. The Museum said they would be back when they had more concrete information.

BUSINESS

- The minutes of July 15 were approved with a question regarding the height of the current wooden AT&T WCF pole at the airport.
- Report that there were no handicap parking signs at State Rd Restaurant. The Restaurant management resolved this immediately when informed.
- Julie's annual review will be undertaken by Nancy Cole.

OTHER CORRESPONDENCE

- MVC Island Plan
- MVC re CPTC workshops

The meeting was adjourned at 8:15 PM

Respectfully submitted

Julie Keefe, Board Admin.