

WEST TISBURY ZONING BOARD OF APPEALS
AGENDA THURSDAY MARCH 17, 2010
HOWES HOUSE AT 5

HEARINGS

5:00 Continuation from March 11 of an application by Reid Silva on behalf of Big Sky Tents for a Special Permit for a 9,600 sq ft structure for the business use of renting equipment for weddings, parties and other functions. Sects. 3.1-1 and 9.2-2 of the Zoning Bylaw; 90 Dr Fisher Rd; Map 21 Lot 12; 1 ac.; Light Industrial District. Must be referred to MVC. *Correspondence so far: 1) Abutter William Coogan; 2) Abutters Constance Breese and John Pavlik; 3) Ron Rappaport*

PRESENT: Eric Whitman (Chair), Tucker Hubbell, Nancy Cole, Bob Schwier

ABSENT: Toni Cohen, Tony Higgins, Larry Schubert

ALSO PRESENT: Dan Larkosh, Connie Breese, John Pavlik, Reid Silva, Jim Eddy, John Guadagno

Those present met for a **site visit on the subject property at 4:30** and returned to meet to continue the hearing. Reid submitted new site and building plans. The office part of the building now faces in William Coogans direction, and essentially the placement of the building is flipped on the lot. They will not just shingle the façade, but will break it up a bit with shingle/clapboard mix, much like the before mentioned Kenney barn. Eric asked Connie Breese if she had gone to see the Kenney barn? She had, but said it was a different situation as it was in the middle of it's pastures. Eric corrected her, saying that actually the lot was about 4-5 acres: It is surrounded by land in conservation protection but on the other hand, the barn *is* very close to the houses on Elias Lane; a row of cedar trees was planted by the Kenneys to buffer, and that building is 80' by 200', not 80' by 120' like Big Sky's.

The building was revised to come down in height: From 33' to 26'. That would be 16 feet to the eaves, and 10' to the peak, and a 3 pitch roof. It was discussed that a steeper roof would make it look less industrial, but it again would be higher. If it went back to 4 pitch, it would be about 29 feet. Tucker said the length is the issue. Reid said actually, the business would call for a much larger building, but this one acre site limits the size. Yes, they have tried other sites. There's very little light industrial land left. Dan Larkosh said there are no square footage restrictions in the Light Industrial District. He agreed that 4 pitch and higher would look better for the neighborhood and would block out sound better.

Reid said the plans they have at this stage are conceptual. They will develop more for the MVC; they'd like to come away from this room with firm ideas for height and placement. The ZBA explained that the MVC likes to get a feel of what the Town and neighborhood

feel about a project, hence the ZBA open the hearing at the Town level instead of just sending it over to the MVC without a full hearing. Connie Breese said she is concerned with the overall size and how it looks. Tucker pointed out that although it is a commercial building, concessions have been made, like the siding, to make it look better. Bob pointed out that the flip flop shields business activity. Dan Larkosh and Jim Eddy spoke of the legalities of the easement, including that Monte Bizarro cannot be forced to use the easement as an access. Any easement agreements would not be part of a ZBA Special permit granted to Big Sky Tents. Dan felt that Monte would want to use the easement. It was suggested that they get another foot out of eave height and go back to the 4 pitch roof. Tucker reiterated the points that the ZBA support: Flip flop the building, shingle/clapboard siding, the reduced height, the 4 pitch roof and screening vegetation chief among them. The Board suggested that the applicants stagger the evergreens they plan to put in alongside the length of the building

BUSINESS

Elect new Chair

PRESENT: Eric Whitman (Chair), Tucker Hubbell (Vice-Chair), Bob Schwier, Nancy Cole, Tony Higgins, Toni Cohen

ABSENT: Larry Schubert

The Board elected Tucker Hubbell as the new Chair. A vice-Chair was not selected yet. They voted to recommend the change of Eric serving as an alternate and Nancy becoming a full member to the Selectmen. The Board accepted Eric's new status with regret, but understood and thanked him, glad he was still on board as an alternate. A letter to the Selectmen included the following: "By the way, March 11 marked the anniversary of Eric serving on the ZBA for 30 consecutive years, many of them as chair. For 30 years he has worked hard, been unfailingly reliable, run ZBA meetings with an even hand, and looked out for the Town's best interests."

OTHER CORRESPONDENCE

MV Commission: New DRI Checklist and other documents.

The meeting was adjourned at 6 PM

Respectfully submitted, Julie Keefe Bd. Admin.