

WEST TISBURY ZONING BOARD OF APPEALS
MINUTES THURSDAY JANUARY 28, 2010
2nd FLOOR TOWN HALL 5 PM

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

ALSO PRESENT: Stephen Hart

HEARING

5 PM An application by Stephen Hart for 1) a Special Permit to alter and extend a pre-existing, non-conforming (by setback) house: Add 8' by 24' porch to front of house: 2) a Special Permit for a home occupation of woodworking furniture shop and showroom to be in existing buildings. Sects. 11.1-3 and 8.5-1 of Zoning Bylaws. Map 17 Lots 208 and 209; 124 and 125 Old County Rd; Roadside and Rural Districts. *Correspondence:* 1) *Abutter Les Leland;* 2) *Planning Board;* 3) *Phone call from abutter Sheila Fane*

Correspondence was read. Abutter Les Leland asked which access on the property would be used; asked about parking and asked that there be no further cutting between the Hart property lines and his. Abutter to the rear Sheila Fane had phoned the office with concerns, primarily because she and the applicant share the same drive. The Planning Board wrote to say that it appeared Stephen had two drives: The access to the north had never received a permit from them. Second drives are not encouraged and may be granted only by Special Permit from the Planning Board. Stephen is to use his driveway as access for visitors/customers.

Stephen said he had never technically cut a drive on what is identified as Kathleen Rd (a paper road); it's just grass. He has used the area to bring in a large boat he stored on the property and used it from time to time. He said he maintains his part of the drive shared with the Fanes. It was said that any business traffic would not be going down to the Fanes; a sign could direct them to Stephen's. Stephen said he'd been making furniture in the shop for years and wanted to be able to sell out of his property now.

It was established that the applicant has submitted that he has adequate parking for three cars in front of the existing 352 sq ft studio building to the front of house that will serve as a showroom; that he expects at the most a few customers a day; that there is room for two additional parking spaces near his house; that hours for the showroom would be 9 to 5 and by appointment on Sundays; that he plans to run the shop and showroom by himself with one helper as needed; that the existing approx 600 sq ft building that is his furniture making shop will not be enlarged; that he has a ventilation/dust collection system.

Citing that the lot is small, and the correspondence, the Board made these conditions: 1) The applicant may by right apply to the Building Inspector for a sign not to exceed 4

square feet. The sign should be placed so as not to obstruct the sight line from the drive. There must be an additional small sign put up at the beginning of the Hart driveway off of "Jacqueline Rd" to indicate to visitors that this is the showroom property so that visitors will not continue down Jacqueline Rd to the residence in back of the Hart property; 2) There must be another small sign in front of the outbuilding that is the showroom identifying it as such. 3) Parking for 3 cars must be provided for in front of the showroom. They must be identifiable as parking spaces for the showroom. The surface must be developed to be suitable for parking, such as gravel. The Board accepts the applicant's offer to put in some landscaping around the parking and showroom. 4) The Existing trees and vegetation acting as buffers along the property's bounds must not be further cut and must be kept and maintained. The ZBA voted unanimously to grant the Special Permit as conditioned.

In regards to the porch on the house, the Board found it would not be more detrimental to the neighborhood; that the porch would not encroach on any abutters' setbacks. The Special Permit was granted.

DISCUSSION

Krienes & Krienes draft wireless bylaw: Planning Board hearing for this is Feb 22 at Howes House at 5:30PM.

BUSINESS

- The written AT&T decision was reviewed and approved.
- The written ZBA Town Report was approved.

The meeting was adjourned at 7:05 PM.

Respectfully submitted, Julie Keefe, Board Admin.