

**WEST TISBURY ZONING BOARD OF APPEALS
MINUTES THURSDAY JUNE 23, 2011
2ND FLOOR TOWN HALL AT 5 PM**

BUSINESS

- The minutes of May 26, 2011 were approved.

HEARINGS

PRESENT: Nancy Cole, Eric Whitman, Toni Cohen

ABSENT: Larry Schubert, Tony Higgins, Bob Schwier

RECUSED: Tucker Hubbell

5:15 An application by Margaret Curtin on behalf of Martha and Tucker Hubbell for a Special Permit to add on to a shed: An 18' by 26' garage/workshop that will be 13' from the SE bound. Sect.4.2-2D4 of Zoning Bylaws. Map 7 Lot 94; 8 Wintergreen Lane; RU District.
Correspondence so far: 1) Abutters Nora and Tony Nevin, in favor; 2) William Scherlis in favor; 3) Statement from Tucker Hubbell

Due to an unexpected injury, there was no quorum for this hearing. Members present continued it to June 27 at 5:45. There were no members of the public in attendance for the hearing.

PRESENT: Tucker Hubbell, Nancy Cole, Eric Whitman, Toni Cohen

ABSENT: Larry Schubert, Tony Higgins, Bob Schwier

ALSO ATTENDING: Andrea Hartman, Mark Mazer

5:35 An application by Mark Mazer on behalf of Deborah Mayhew for a Special Permit to add on to a pre-existing, non-conforming house: A 30' by 26' 2-story addition that will be 42' from the north bound. Sect.11.1-3 of Zoning Bylaws. Map 25 Lot 18.6; 88 Panhandle Rd; RU and Roadside District. *No correspondence*

Builder Mark Mazer explained that the addition is for living quarters for Deborah's mother and sister, and presented the submitted plans.. It will be connected to the house by a covered breezeway and will be 2-storys, with 2 bedrooms, and a 9 pitched roof with solar panels. The house is 200' back from Panhandle Road, so is not in the Roadside District, and will be 27" high. Abutter Andrea Hartman asked a few questions of Mark. She said she was in favor of the project. The Board voted to approve the application.

PRESENT: Tucker Hubbell, Nancy Cole, Eric Whitman, Toni Cohen

ABSENT: Larry Schubert, Tony Higgins, Bob Schwier

ALSO PRESENT: Jeffrey Kusama Hinte, Kathleen Kaempfort, Susan Austen

5:55 An application by Mark Kiley for a Special Permit to alter and extend a pre-existing, non-conforming house: Demolish house and move it back 30' to the southeast to be 38' from the SE bound at its nearest point, which would be more conforming by setbacks. Sect.11.1-3 of Zoning Bylaws. Map 22 Lot 27; 696 State Rd; RU and Roadside District. *No Correspondence*

Mark Kiley said he has a purchase and sale agreement with the owner, contingent upon him getting permitting for his application. The property currently has a cesspool; he has a new septic plan for up

to a 3 bedroom dwelling. Asked if the house was habitable, neighbor Jeffrey Hinte said, yes, if you're a chipmunk. Mark Kiley concurred. The Board told him to speak to the building Inspector about demolition, and that he might require an engineer to decree whether or not the building is salvageable in order to offer it to the public. He has sited the house where it is in order to keep a yew and spruce. The house will need 12' of setback relief. The existing old house is only 10' from his front neighbors, the Farmhouse Bed and Breakfast, so moving it back will be more conforming and an improvement to the neighbors. The roof will be metal; the height, 16'. Mark submitted revisions to his building plans, including adding on a small porch. There is an access drive to the property; it is grass now.

Abutters Kathleen Kaempfort and Jeffrey Hinte each spoke and asked questions. Kathleen was pleased to hear that a house could be permitted further away from their house than it is now. Jeffrey, who bought the old Humphreys property next door, said it would be a big improvement; that the reconfiguration was good. He was glad to hear the yew and spruce would be kept. The Board said they would probably condition it that if the trees aren't saved, Mark Kiley should provide some screening. Both neighbors asked Mark what his building schedule would be? Mark said he was respectful of their summer residency; he wouldn't start until September. He plans to take it apart himself, with a dumpster on the property, and reclaiming old timbers that are good. Probably by next summer, he'd be working inside the house.

The Board voted unanimously to grant the Special Permit citing it would be more conforming and a benefit to the neighborhood. The conditions are: : 1) The applicant must submit a stamped, engineered plot plan showing setback distances for the new house location and showing the porch as part of the footprint. 2) A new set of plans must be submitted that incorporates the changes the applicant has made to the original floor plans and elevation. 3) Every effort must be made to keep the yew and the spruce tree as discussed. If this is not possible, the applicant will need to provide some tree/vegetative buffer.

The meeting was adjourned at 6:45 PM.
Respectfully submitted, Julie Keefe, Board Admin.

CALENDAR

July 7...Next meeting