

WEST TISBURY ZONING BOARD OF APPEALS
MINUTES MONDAY JUNE 27, 2011
2ND FLOOR TOWN HALL AT 5 PM

PRESENT: Bob Schwier, Eric Whitman, Toni Cohen, Nancy Cole

ABSENT: Tony Higgins, Larry Schubert

RECUSED: Tucker Hubbell

ALSO PRESENT: Margaret Curtin

HEARINGS

5:45 Continuation of 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) *Abutor William Scherlis in favor;* 3) *Statement from Tucker Hubbell*

Designer Margaret Curtin reiterated what Tucker had stated in his letter, and presented the site and building plans. The Sherlis house is far away from the Hubbell property and the land between the two is restricted from further development. The Hubbell property also abuts the Land Bank property on Ice House Pond that is open to the public. The Hubbells do not want to clear trees and vegetation on this southwestern portion of their property, as they want the vegetation to remain in place as screening and sound buffer. Margaret has changed the shed roof line to be in harmony with the addition. There is already a drive to the shed; no further cutting required. Existing trees at the shed site provide a buffer for the Sherlis property. The Board voted to grant the Special Permit, citing that although it is a lot of setback relief, it is the logical and best spot for the garage/workshop, and the affected neighbors were in favor.

6:00 Continuation from April 7 and May 12 of an application by Vineyard Tennis Center, Workout and Spa for a Special Permit for a 20' by 3' banner type sign

to be located on the southern exterior of the building: A sign of a size and height varying from the requirements of Section 8.4-6 of Zoning Bylaw and requiring a Special Permit; 24 Airport Rd; Map 28 Lot 1.2; Light Industrial Dist. *Correspondence:* 1) *Deb Potter, Martha's Vineyard Airport, asking ZBA to continue until Airport has permitted it;* 2) *Copy of letter from Deb Potter to Connie McHugh;* 3) *Planning Board*

The Airport commission denied Connie McHughes sign application to them on May 4. Connie and the ZBA had been informed by Deb Potter, Assistant Airport manager that they would be holding their hearing and asked the Board to hold off on their vote until they had heard it first. Connie did not attend the April 7 meeting; the Board continued it to May 12. Julie Keefe spoke to Connie on the phone, asking did she want to withdraw or continue it by asking for a sign that was smaller, and not a banner type. She said she would withdraw as the Airport would never approve that particular size and type of sign. Julie told her she could apply to the Airport and to the ZBA for a smaller sign if she chose. Connie said she'd let it continue for now and would get back to the Board. She did not and it is assumed she decided to withdraw her application. The Board voted to allow the withdrawal without prejudice.

The meeting was adjourned at 6:10.

Respectfully submitted, Julie Keefe, Board Admin.

