

WEST TISBURY PLANNING BOARD MINUTES April 8, 2024 pg 1

PRESENT Leah Smith, Ginny Jones, Heikki Soikkeli, John Rau, Amy Upton, Matt Merry.

ALSO PRESENT: (Names as they appeared on the Zoom screen)

David Ephraim, William Wing, Todds iPad, Cheryl Crowther, Jeffrey DuBard and Jane Rossi.

Leah opened the meeting at 5:35 pm

● Site Plan Review application from Will Wing on behalf of David and Jodi Ephraim to construct a house over 3000 square feet under Section 3.3-1 on Map 35, Lot 6-161, 35 Plum Bush Point Road, RU District:

Leah explained that the lot before the board is adjacent to the previously reviewed Bellencampi Homesite lot.

Will Wing shared the screen and described the site plan explaining that the house is over 3000 square feet but does not trigger a special permit under Section 4.4-8 of the zoning bylaws. The house exceeds 3000 square feet because a portion of the basement will be finished with a bedroom, exercise room and a playroom. The rest of the basement will contain storage and utility space. The garage will be attached and the space above the garage will be used for storage. The house will be located in the center of the lot and the tree and understory density will remain. An enhanced septic system will be installed.

Ginny made a motion of support for the plan and Amy seconded the motion. Ginny-yes, Amy-yes, Matt-yes, Leah-yes.

●Certificate of Compliance and Release of Municipal Interest in Subdivision Performance Security Form from Attorney Rapone on the Poduska subdivision to release the property located on Assessors Map 11, Lot 4.0, 41 Hidden Village Road, subdivision approved by the Planning Board on May 24, 1982:

Jane explained that Attorney Rapone had requested the board sign off on a subdivision that had been created in 1982 to release the lots for sale. The release form had never been signed by the board or recorded with the Registry of Deeds and the release form is required by the attorney representing the buyer.

Ginny made a motion to sign the document and Amy seconded the motion. Ginny-yes, Amy-yes, Matt-yes, Leah-yes.

Meeting adjourned at 6:00 pm

Respectfully Submitted,

Jane Rossi, Administrator

Approved on May 6, 2024 Upton-yes, Soikkeli-yes, Merry-yes, Smith-yes