WEST TISBURY PLANNING BOARD MINUTES November 16, 2026, pg. 1

PRESENT: Leah Smith, John Rau, Matt Merry, Heikki Soikkeli, Amy Upton

ABSENT: Cass Luskin

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

Kim Angell and Jane Rossi

Leah opened the meeting at 5:00 and declared a quorum present.

●Continued Form B Preliminary division of land application from Vineyard Land Surveying, on behalf of KB Walsh & BJ Fernie to create two (2) 3.22 acre lots on Accessor's Map 31, Lot 17, 694 Old County Road, Village District (VR).

Attorney Doug Sederholm withdrew the application on behalf of the applicants in an email to the Board Administrator.

DISCUSSION:

Zoning Bylaw amendments 2027:

Tree Clearing Bylaw (Climate Committee)

Leah explained that Kate Guiney, Sue Hruby and Nicola Blake continue to work on a draft proposal to limit the removal of trees and dirt on residential construction sites. Jane mentioned that the current draft was lengthy and the Conservation Commission was concerned about the length of the document. Amy said that Tisbury had created a similar bylaw and she would share it with the board. John asked about those who may try to "beat the vote" meaning some property owners may try to clear their lots before the town votes on the warrant article. Amy stated that it comes down to encouragement of the steward of the land to preserve what is already there. The land needs to be protected by the property owner. Matt suggested excess clearing could be by special permit. He said initially the proposal was that a certain percentage of the lots could be cleared by the owner. He pointed out that the town has already reduced house size and now there is a proposal to limit clearing. He said he would read through the material.

Jane said she would make arrangements for she and Leah to meet with Sue, Nicola and Kate to review and discuss the proposal.

●Public Hearing on a request from the Affordable Housing Committee to amend the Rules and Regulations Governing the Subdivision of Land by adding language to Section 4.5-4A1 by adding the following language:

Leah read the hearing notice. Kim Angell, Chair of the Affordable Housing Committee said she had a couple of edits to the draft language for the Rules and Regulations Governing the Subdivision of Land. She suggested the first word read "When" instead of "If", and Affordable Housing Committee should be capitalized.

The board determined that a discussion on attainable housing should take place with the AHC in the near future.

John made a motion to approve the Rules and Regs language and Amy seconded the motion. John-yes, Amy-yes, Matt-yes, Heikki-yes, Leah-yes.

*Matt made a motion to close the public hearing and John seconded the motion. Matt-yes, John-yes, Amy-yes, Heikki-yes, Leah-yes***.**

Minutes:

Matt made a motion to approve the November 2, 2026 minutes and Heikki seconded the motion. Matt-yes, Heikki-yes, Amy-yes, Leah-yes. John recused himself from the vote.

Meeting adjourned at 5:40 pm

Respectfully Submitted,

Jane Rossi, Board Administrator