

W. T. PLANNING BOARD MEETING, MARCH 8, 2010, 5:30 P.M.

PRESENT: Leah Smith, Susan Silva, Jim Powell, Eileen Maley

ABSENT: David Douglas, Ginny Jones,

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Julie Keefe, Tucker Hubbell, Larry Schubert, James Ferry, Robin Hyde, Fella Cecilio, Simone DeSorcy

MINUTES

Minutes of the December 14, 2009 and February 8, 2010 meetings were approved as written.

OLD BUSINESS

Continued Public Hearing, Wireless Communications Bylaw: Susan reopened the continued public hearing. Planning Board and ZBA members reviewed proposed changes to this final draft. It was agreed that the best location for taller towers is the Light Industrial zone at the airport, and this bylaw steers them there. Tucker Hubbell said that it is important to test for radio frequency radiation regularly, and an independent consultant should be hired. Leah made a motion to submit the final draft of the proposed bylaw to the Selectmen for inclusion on the ATM warrant; all in favor.

Andy Estrella, Vineyard Yoga: Andy Estrella dropped a plan by showing changes he would like to make to the interior of the second story apartment above the yoga studio. There are no changes proposed to the outside. Leah said this was a Board of Health issue, not a Planning issue and that she had no concerns; other Board members agreed.

Robin Hyde, Form A, Lot Line Adjustment: Robin Hyde presented a plan showing a lot line adjustment involving an equal switch of acreage with his neighbors Wayne and Anita Smith. Leah made a motion to endorse the plan pending Robin's submittal of a Form A application form: all in favor.

James Ferry Retail Uses: James Ferry said that he has two prospective tenants interested in renting the existing single family house on his property in the MB district. Fella Catering would like to have an icecream parlor and Carol Craven would like to locate her art gallery there. Leah said she is concerned about parking. James said there are 14 for the racquetball court and fitness center out back, and 12 for this house for a total of 26 but admitted the site will be busy, especially when the outdoor tennis court opens. He said that the bank across the street said that visitors to the art gallery Sunday shows could park on their property. Leah said that this proposal must go to the MVC and Board of Health. James said that the water meter on the new building shows that he is using much less water than he is allowed. Fella Cecilio said that he would be serving icecream, gelato, and bottled drinks so his water usage would be for washing scoops and utensils. He said he would probably have 2 four-top tables inside. He would like to be open May to October, probably from 11 a.m. to 8 p.m., with two employees on site at any time. Leah said the employees could park off-site.

Leah said that she thought both proposed uses are good for the business district and are desirable as long as the parking is safe. James Ferry said that he is also concerned about sight lines as cars are exiting his property. Leah said Simone should draft a letter of general support to the MVC. Jim said the businesses are appropriate for this area, and they would be right on the walking paths. He said this is the right type of economic development for the island. He said that the art gallery should get a letter in writing from the bank stating that overflow art show parking could be directed there.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Simone DeSorcy, administrator