

WEST TISBURY PLANNING BOARD MINUTES JUNE 16, 2011

PRESENT: Susan Silva, Bea Phear, Leah Smith

ABSENT: Ginny Jones, Jim Powell

OTHERS: Mark London, Bell Venno, Christine Flynn, Simone DeSorcy

OLD BUSINESS

Master Plan: The Board called this special meeting to discuss the Master Plan update with MVC staff. Bea said we need to determine what level of tolerance citizens have for zoning regulation changes, and what they care about. People love the rural community and don't want it to change, but how far are they willing to go? Susan said there needs to be a balance. Mark London said the key will be to show people what will happen if there are NO zoning changes.

Bea said she is interested in answering the political question of what people will tolerate, and doesn't know how to do that. Mark London said we could outline different scenarios, provide some calculations. We could do 2 kinds of broad surveys, one self-selective, the other not. One could be included in newspapers, covering residents and summer people but not short-term visitors. Then a random selection of people could be interviewed at the ferries, airport, and VTA buses with general questions. The Chamber of Commerce could be utilized to get the opinions of business people.

Leah said that in the past the Board had tried changing densities in certain areas of Town to mirror the beloved Music Street, but voters strongly rejected the zoning change. Mark London asked what the vision is for the future of this area; Leah said that people don't want it to change.

The Flatlands were discussed. Bill Venno said this is the biggest opportunity area. It's the Planning Board's responsibility to look to the future, develop and lay out concepts, plant seeds, and lay the foundation. Perhaps there should be different zoning just for this area. The Board cannot wait for voters to agree on concepts.

Mark London said we could start out with a general questionnaire to get a first sense. Then we could decide what to focus on. What are the greatest threats to the Town? People react to threats more than opportunities. Most towns have blanket zoning, but nature didn't make West Tisbury equitable. It is difficult to change settlement patterns after the fact. He said the main concern is the growth of WT over the next 10 to 20 years.

Mark London said the first step will be to pull out all of WT residents' answers to previous MVC Island Plan surveys. Leah said we also need basic economic/population data, charting changes in numbers. Mark London said the MVC has this. Bill Venno said they can also look at the Town Census. Chris Flynn said she will compile the data she has and the Board can decide what to include.

Bill Venno and Bea agreed that we should talk to the ConCom re. their Open Space Plan revision, especially any attempt to control nitrogen loading in the Great Pond, etc.

Bea summarized that the Board is asking the MVC to compile survey results with WT data extracted, maps, and economic/population data. Mark London said this would be compared to the Island as a whole. Leah said she would like a map showing where all the affordable lots are located in Town. Bea said she'd also like one of all Town-owned properties. Mark London said they would also provide one of all shared-use paths.

It was agreed that this information would be provided by early fall.

The meeting was adjourned at 10:10 a.m.

Respectfully submitted,
Simone DeSorcy, Board Administrator