

WEST TISBURY ZONING BOARD OF APPEALS
MINUTES THURSDAY JULY 15, 2010
2ND FLOOR TOWN HALL AT 5:00

PRESENT: Tucker Hubbell (Chair), Eric Whitman, Bob Schwier, Toni Cohen, Tony Higgins

ABSENT: Larry Schubert, Nancy Cole

ALSO PRESENT: Janice Sparks

OLD BUSINESS

- AT&T not applying for higher tower at Airport at this point.

NEW BUSINESS

- The minutes of June 24 were approved as corrected.
- State Road restaurant ventilation fans: Copies of letters to Ernie from companies that installed and service the buildings systems were read and duly noted. Members of the Board who had gone on site to listen had not found the fans to be particularly noisy or noisier than ambient noise. The Board does not have an appeal before them and therefore have no further comment at this time. It was suggested that Ernie Mendenhall could write a letter of courtesy to the neighbors who've complained.
- Ruddock appeal, in near future, of decision of Building Inspector was noted.
- Richard Knabel had stopped by office to let Board know that AT&T and TMobile will or have signed up with American Tower and application will probably be forthcoming to West Tisbury.
- Request from Ginny Jones to visit wool shop on New Lane as she hears it is more than allowed as a home occupation. (Ernie has visited).
- Sharp: Application in near future for home occupation to sell furniture made on the premises.
- Article in Gazette re Big Sky Tents at MVC hearing: (Ginny Jones has called Jim Hickey of Gazette to point out misstatements).

HEARINGS

5:30 Continuation of an application by Janice Sparks for a special permit to build a 24' by 32' garage with overhead storage space (over 676 sq ft accessory building on an under 3 acre lot) to be 30' from the west bound and 81' from the front bound, or alternatively 52' from the west bound and 30' from the front bound. Setback relief is requested. Sec. 11.2-2 of West Tisbury Zoning Bylaws.) Map 16 Lot 20; 49 Old Coach Rd; RU Dist. *Correspondence: 1) Inquiry from abutter Ralph D'Amico; 2) Abutters Joel and Elaine Weintraub; 3) Abutter Cynthia Eakins; 4)Abutters William and Mary Lee Point; 5) Statement from Janice Sparks*

(Tucker Hubbell, Eric Whitman, Bob Schwier, Toni Cohen and Julie Keefe met with Janice Sparks at her property for a site visit at 4:30.)

New correspondence was read. Abutters Cynthia Eakins and William and Mary Lee Point wrote in support of the garage. Correspondence from abutters Joel and Elaine Weintraub had written

not in support of the project. Bob Schwier said Plan A is the better option, and reducing the building's size would make the garage less useful, not less obvious. Other Board members agreed. The applicant was asked to provide screening on the eastern side of the garage as a condition; plants like evergreens, rhododendrons, about a half dozen that will reach to 6' to 8'. Suggestions were made about perhaps putting a trellis with plants on the garage's east side, but was not made a condition. The applicant proposed to NOT place windows on the east side of the building. The Board agreed this was a good idea but did not make it a condition as there may be need for a minimal window on that side for lighting. The Board did not feel the building would be a problem or be detrimental for the neighbors. Tony Higgins did not take part in the hearing as he was not present at the first hearing. The other Board members voted unanimously to grant the Special Permit with Conditions for Plan A.

Plans: 1) Site Plan for Phyllis L Costello and Janice M Sparks, David E Taylor PLS, Box 854, Vineyard Haven MA 02568, August 14, 2008; 2) Floor Plans and Elevations; 3) Option Siting A and B, Barn/Garage. Approved and signed July 15, 2010. On file in West Tisbury ZBA office.

OTHER CORRESPONDENCE

- Copy of letter from Ernie to Bob Andrews re building application for Ruddock: unbuildable lot, right to appeal to ZBA.
- Letter from Kendall Miller re asking for "guarantee" of ability to replace structure if taken down before chance for a ZBA hearing. (Written before his meeting with ZBA on June 24). The Board will send Kendall Miller a copy of the June 24 minutes, but said they cannot provide him with a written guarantee that he can add on to his house. A Zoning Board cannot make any guarantees to an applicant before a hearing, and the Board does not even have an application before them yet.

The meeting was adjourned at 6:15 PM.
Respectfully submitted, Julie Keefe, Board Admin.