

PLANNING BOARD

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MEETING MINUTES

DATE: March 15, 2017

TIME: 6:07 PM

PLACE: Town Hall Annex, 66 High Point Lane, Vineyard Haven MA

ATTENDANCE: Bellante-Holand, Doble, Robinson and Stephenson

MINUTES: As referred in the February 15, 2017 Meeting Agenda
12/7/16A Deferred
02/15/17 Deferred
02/22/17 Deferred

APPOINTMENTS:

6:25 PM Deliberations: Special Permit Application -Garde de le Mar, AP 09C08

B. Robinson noted the time and opened the deliberations. Board members were asked for comments, and revisions of the draft permit. L. Wild, the applicant's property manager noted that she found a few typographical errors and a couple revisions that she wanted to recommend to the Board for their consideration.

L. Wild asked that the text in Finding No. 7 on page three of the document be revised to clarify that the Building Inspector made the determination that the applicant did not have to provide handicap accessible accommodations. She noticed that the references to the buildings in the Background section were reversed. C. Doble revised the language in Finding No. 7 to state "The property...Wild **was informed by the Building Inspector...**"

L. Wild noted that Finding No. 9 should have made reference to the two signs. The beach sign (Pvt. Beach – No Public Access) and the one sign that was adhered to the dock (Marina Guests Only). She recalled that they discussed the removal of the text "No public access" from the beach sign and changing the second sign to say "Private Dock". B. Robinson did not concur. D. Bellante-Holand recalled that they already had a discussion on the signs and agreed on the verbiage.

B. Robinson recalled that the sign on the beach was going to be changed to allow access through, and that the sign on the dock was going to be moved out. D. Bellante-Holand

recalled that they agreed on “walk through only”. L. Wild recommended “Pvt. Beach – Beach Passage Only”.

Additional discussions ensued and the Board agreed to revise the beach sign to say “Pvt. Beach – Public Walkthrough”. B. Robinson noted that the Board recommended removing the sign on the dock. H. Stephenson clarified that it was on the side of the dock. L. Wild agreed to the conditions, with the understanding that she would allowed to place a sign on the piling to discourage people from going on the pier. B. Robinson replied in the affirmative, and recommended the following text for Finding No. 9 “A Planning Board member indicated that the signage on the beach and dock discouraged pedestrian access, pursuant to town policy. Board members agreed.

L. Wild referred the Board to Finding No. 10 and noted that the parking arrangement was for the dock master, and not the chef. She also noticed that they did not have a condition requiring proof of alternate off-site parking arrangements, should he no longer have access to the parking spaces on Hinckley’s property. B. Robinson recommended addressing the oversight in Condition No. 3. He suggested adding the following sentence, “The applicant must provide new documentation to the Planning Board for any and all changes in off-site parking arrangements.

B. Robinson noted that the off-site parking arrangements were not informal. L. Wild indicated that they had a written agreement. The Board Secretary advised the Board that they had not received a copy of the agreement for their records. L. Wild agreed to comply with the requirement and submit a copy of the agreement.

B. Robinson recommended deleting Finding No. 15 given that the existing signage prohibited pedestrian access to the waterfront and revising the text in the corresponding Condition (No. 5) to state “The applicant will revise the existing signage to permit public access along the beach. The sign on the beach will say ‘Private Beach – Public Walkthrough’ The applicant will also remove the sign (Marina Guests Only) on the side of the dock, and when it is determined to be necessary, will be allowed to place signs on the pier to discourage the public from entering the marina”.

H. Stephenson questioned whether the public would grasp the concept that they can climb the steps over the dock to continue down the beach if they had additional signs on the pier. She thought it was confusing. Additional discussions ensued and D. Bellante-Holand thought they could solve the problem by placing the sign (Public Passage or Public Access) on the riser of the top step (dock). B. Robinson agreed and recommended (Public Route or Public Way).

L. Wild advised the Board that the general public cannot go further down the beach because it is fenced off by the hotel. She’s place a sign at the gate leading to West Marine that the passage leads to the retail store, the restaurant and Beach Road. B. Robinson adding “Public Steps” on the top riser. L. Wild did not believe the property owner would allow her to use “public” on the signs. It was the reason for eliminating “No Public Access” from the sign so that it read “Private Beach”. D. Bellante-Holand clarified that it was not what they had

agreed to. H. Stephenson recommended a sign that said “ Public Walkthrough - Over Stairs” at the property’s edge with nothing on the dock.

B. Robinson recommended language indicating that any signs restricting use of the pier or the marina office is to be placed on the piling and the sign is parallel to the shore. B. Robinson recommended that L. Wild send the Planning Board a mockup of the signs for their approval before they go out for print. L. Wild was amenable to the recommendation.

B. Robinson asked the Board to review the text in Condition No. 10, because there had been incidents where vehicles were backing out from the front parking lot in violation of the special permit. It was safety issue they had to address. L. Wild informed the Board that the engineer she consulted to draw the parking layouts recommended delineating the parking spaces and adding a sign directing patrons to back in.

B. Robinson and D. Bellante-Holand questioned the anticipated success in getting patrons to alter their behavior. They questioned whether the parking area provided sufficient room to park ten vehicles and provide the space to back into to exit the property. B. Robinson did not think they would be able back out without perpendicular parking.

Additional discussions ensued and B. Robinson believed the applicant was required to provide the solutions as required by the special permit. If the engineer’s recommendations did not resolve the issue, they could readdress in the future.

There being no further comment, D. Bellante-Holand moved to approve the draft decision as revised. H. Stephenson seconded the motion, which motion carried. 3/0/0 C. Doble abstained.

B. Robinson entertained a motion to close the deliberations. H. Stephenson so moved. D. Bellante-Holand seconded the motion at 7:13 PM.

7:13 PM Public Hearing: Special Permit Application for Margaret Knowles, 18 Beach Street LLC, AP 07F16 (To be continued on 3/22/17)

Hearing commenced in due form at 7:13 PM. Planning Board Clerk, B. Robinson read the public hearing notice into the minutes, and advised the Board that the applicant’s agent, Douglas Best had submitted a letter, dated 22 February 2017 asking the Planning Board to postpone the hearing until 22 March 2017 to give the MV Commission the opportunity to discuss the proposal.

He advised the Planning Board that they had referred the application for a concurrence vote, which was scheduled on March 16, 2017. B. Robinson explained that the applicant was proposing a small take-out café behind the boutique next door to the mansion house. He understood that the applicant was proposing a second curb cut that they should discuss at the continuation of the hearing.

There being no further discussion, B. Robinson asked the Board if they accepted the applicant's request for a continuation. Board members replied in the negative and D. Bellante-Holand moved to accept the applicant's request for a continuation. C. Doble seconded the motion, and the motion carried. 4/0/0/ The Planning Board resumed their regularly scheduled meeting at 7:20 PM

BOARD DISCUSSIONS:

1. Committee Reports

A. Vision Council (Complete Street, Annual Report)

Complete Street

C. Doble reported that the Vision Council's meeting was re-scheduled on 3/21/17 at 4 PM so that the attendees could attend the consultant's presentation for the Complete Street Prioritization Plan at the Board of Selectmen's meeting.

Annual Report

C. Doble asked the Board if they should invest in an annual report this year. She spoke with Steve Zablotny about the layout and savings in producing a B&W report, given the criticism they received for last year's color print. She learned that it would cost more to convert color photos, etc. to B&W so that they should pursue the color print. C. Doble indicated that she secured the cost estimates for the report, but did not bring the information. Planning Board members were advised that she would submit the cost estimates at their next meeting on 3/22/17 for an approval

B. Robinson directed C. Doble to move forward on the annual report and contact Steve Zablotny to begin working on the layout. B. Robinson noted that they had to generate the content. C. Doble planned on preparing a list of topics and goals for next week's discussions, to have it completed by the end of the month.

B. All Island Planning Board (March 2017 – Don Hatch)

The Administrative Assistant reported that the Town of Edgartown had emailed everyone to inform them that they could not host the next meeting because their one staff member was on a medical leave of absence. No one receiving the email has offered to host the meeting on their behalf.

The Board did not feel inclined to host the meeting due to their schedule. They did not have the time.

C. Waterways Committee

B. Robinson informed the Board that the Committee's first meeting was scheduled for tomorrow.

D. Community Preservation Committee

C. Doble understood that the Finance & Advisory Board was still reviewing the Committee's recommendations.

2. Zoning Bylaw Amendments

RE: Special Town Meeting (informational sheets)

B. Robinson did not think they needed an informational sheet for the bylaw amendments.
C. Doble concurred. She felt they could explain the intent for the amendment at the time they report the Board's vote.

3. Board of Selectmen

A. Joint Meeting on 3/21/17 for Complete Streets Project

B. Robinson noted that MassDOT originally intended to meet with the Board of Selectmen on 3/21/17 to discuss the 75% design for Beach Road with town officials, but retracted the offer when they learned it was an open meeting. It was his understanding that J. Grande has been communicating with T. Currier about the meeting, but that he was not privy to the outcome of the communication.

Board members were advised that the committee met with the property owners about the design. He made a final pitch for the use of a wider sidewalk from Five Corners to the Tisbury Marketplace, and learned that District 5 (Mass Highway Department) suggested that they meet with the Secretary of Transportation to see if the alternative bike route would satisfy the requirement for the one section of road.

4. Student Study Design and Planning Group, IHT

RE: Island Frozen Product, Edgartown Road (3/17/17 presentation)

C. Doble reported that the students from MIT and Harvard were arriving on island this Friday, 17 March 2017 at 3:30 PM for a meeting to present their initial observations about IFP potential for mixed development and affordable housing to promote a productive discussion with stakeholders in the community.

C. Doble indicated that the presentation will be held at the Emergency Services Building to accommodate the Planning Board, the DPW Dir., Laura Barbera, Tisbury Housing Committee Members, Melinda Loberg, IFP's property owners, IHT, Christine Flynn, and key players in the development of the housing production plan.

5. Planning Board Administrative Assistant

RE: Vacation (3/27 – 3/1)

Board members approved of the Administrative Assistant's vacation request. 4/0/0

REMINDER:

CPTC on 3/18/17 at Cross College, Worcester MA (time?)

Other business not reasonably anticipated 48 hours in advance of meeting

PRO FORM

Meeting opened, conducted and closed in due form at XX:XX
P.M. (m/s/c 5/0/0)
Respectfully submitted;

Patricia V. Harris, Secretary

APPROVAL: Approved and accepted as official minutes;

Date

Daniel Seidman
Chairman