

PLANNING BOARD

TOWN OF TISBURY
P.O. BOX 602
TOWN HALL ANNEX
VINEYARD HAVEN, MASSACHUSETTS 02568
(508) 696-4270
Fax (508) 696-7341
www.tisburyma.gov

MEETING MINUTES

DATE: June 1, 2016

TIME: 6:00 PM

ATTENDANCE: Doble (arrived at 6:30P), Bellante-Holand, Robinson and Stephenson

ABSENT: Seidman

PLACE: Town Hall Annex, 66 High Point Lane

BILLS: Comcast.....\$27.30
Comcast.....\$27.28

APPOINTMENTS:

6:00 PM Charles Gilstad, Sourati Engineering Group – Form A, Janet Frink, AP 35A02 & 35A03 (R10/R50 Districts)

The Planning Board held an informal discussion on the potential division of a 6.64 acre parcel of land east of Herring Creek Road in the R10 & R50 Districts. Board members were advised that the resulting lots would be separated into two separate zoning districts.

It was noted that the 12 ft. wide dirt road within the 40 ft. wide layout (West Tashmoo Ave) was to serve as frontage and access to the lots, provided the Planning Board agreed that the 12 ft. wide dirt road was of sufficient grade, drainage, etc. to qualify for ANR purposes.

B. Robinson recommended a site visit to give board members the opportunity to inspect the road for a determination on the adequacy of the road at their next meeting on June 15, 2016. He thought the Board could do the inspection at their own convenience. H. Stephenson agreed with the recommendation. D. Bellante-Holand asked if she could accompany a board member. Discussions ensued and the Board decided to perform a site visit as a group on a date and time to be determined.

6:15 PM Chris Alley, SB&H Inc. – Form A for Florence Flanders, AP 12B13 (R10 District)

C. Alley submitted a division of land proposing a property line adjustment of a previously endorsed ANR for the above named applicant in 2011. He noted that the parcels in question were developed under the deep lot division of land in sec. 04.07 of the bylaws.

The lot line adjustment transferred 2000 sq. ft. of land area from Lot 1 to the second parcel of land. The additional land area that transferred to the abutter provided the property owner sufficient land to comply with the Board of Health's minimum setback requirement for the existing septic system.

There being no discussion, B. Robinson moved to endorse the Plan of Land prepared for Florence Flanders on May 26, 2016 (Plan No MV-10629) as an ANR under the subdivision control law. D. Bellante-Holand seconded the motion, which motion carried. 3/0/0

6:30 PM Public Hearing (Cont.): Special Permit Application by Wolf's Den Pizzeria, AP 09B17
Attendance: James Goff, applicant, R. Packer, D. Packer

The continuation of the public hearing began at 6:30 PM, at which time B. Robinson, Chairman Pro Tem read the hearing notice into the minutes. Also read were P. Foley's (DRI Coordinator/Planner) email of 25 May 2016 and letter, dated 23 May 2016 affirming the MV Commission's vote to remand James Goff of Wolf's Den Pizza's referral to the Planning Board because the modification to Condition 1.2 of the DRI 626 Decision did not have enough of a regional impact to warrant further review.

The letter in addition noted that the MV Commission approved the modification of Condition 1.2 to allow 8-12 seats inside the restaurant.

At B. Robinson's request, the applicant J. Goff briefly summarized his proposal, stating that he was adding approximately 250 sq. ft. of space to his food establishment to accommodate seating accommodations (8-12) and to extend his hours of operation for breakfast, starting at 7 AM.

B. Robinson recalled there was an issue with the number of seats. The applicant had not met with the Sewer Review Board for a determination on the four additional seats. The applicant interjected to remind the Board that the Planning Board Chairman had suggested a condition & restriction that would allow him to operate with the eight (8) seats until he secured the Sewer Review Committee's approval for the four additional seats.

D. Bellante-Holand inquired if there was anything in the application or regulations that would preclude them from voting on the seating accommodations. B. Robinson replied in the negative, noting that they could include a condition in the decision requiring written verification of the Sewer Review Board's approval of the four additional seats for a total of twelve (12) seats.

There being no further comment, B. Robinson entertained a motion closing the public hearing and entering into deliberations. D. Bellante-Holand so moved. H. Stephenson seconded the motion. The hearing was duly closed at 6:34 PM

6:35 PM Deliberations: Special Permit Application by Wolf's Den Pizzeria, AP 09B17

The deliberation of the previously held hearing was duly opened at 6:35 PM. B. Robinson, Planning Board Chairman Pro Tem directed the Board to the applicant's current special permit to recommend amendments.

Board members were advised that the applicant was currently permitted to have eight seats by the Board of Health and the Sewer Review Committee. The applicant submitted an application to the Sewer Review Committee requesting four additional seats. The Committee, according to M. Loberg was in the midst of a re-organization. The application has not been acted on for a few months. It was uncertain when the applicant's submittal would be reviewed by the Committee.

D. Bellante-Holand recommended revising the applicant's hours of operation to include breakfast. Based on the applicant's testimony, the hours should be revised to reflect 7AM to 10 PM. This was moved. H. Stephenson seconded the motion, which motion carried. 4/0/0

B. Robinson recommended revising Condition No 3 to read as "The applicant is allowed to have a maximum of twelve seats for the food service establishment. At the grant of this decision, the applicant will be limited to the use of eight (8) seats. The use of all twelve seats is dependent on receipt of written verification from the Sewer Review Board/Committee that the applicant's request for an increase in the allocation of sewage usage was approved". C. Doble seconded the motion. The motion carried 4/0/0

Board members requested the opportunity to review the decision in its entirety before they submitted their recommendations for a final draft. Board members m/s/c to continue the deliberation until June 15, 2016 at 6:15 PM. 4/0/0

The Board's regularly scheduled meeting was resumed at 6:39 PM.

BOARD DISCUSSION:

1. All Island Planning Board

RE: Meeting at 5:30 PM on June 20, 2016 at West Tisbury Library (topics: Compact with Commonwealth and Update on Housing Production Plan)

B. Robinson recommended postponing the discussions until the end of August or the beginning of September. Board members concurred.

2. Tisbury Complete Streets Policy

C. Doble noted that Priscilla LeClerc, the MV Commission's Traffic Planner sent her a copy of MV Commission's draft policy, which she in turned emailed to the Board for their review.

She scheduled an appointment with the Board of Selectmen on June 7, 2016 for the purpose of asking the Selectmen to consider adopting the Complete Streets Policy and having the Town Administrator initiate the process by submitting a Letter of Intent. The letter initiated an accelerated process that would ultimately require the completion of a Prioritization Plan.

The MV Commission hired consultants to assist the towns in completing the requirements for the grant program. C. Doble indicated that she will be working with Nick Gross from Howard, Stein and Hudson on this project to help them complete the first two steps of the grant application. She anticipated the initial priority list to be completed by September 2016. The draft policy the Board was asked to review scored highly. Board members however were asked to submit potential amendments.

D. Bellante-Holand did not think she could add to the language, and passed on the review. B. Robinson recommended placing the document on their agenda for a vote on June 15, 2016. C. Doble noted that the language had to be reviewed by the DPW. D. Bellante-Holand questioned whether the DPW's review will delay their progress. C. Doble replied in the negative.

H. Lee noted that West Tisbury's focus was on workforce housing, which was an entirely different concept from community housing. He felt the plan had to take the characteristics of the town into consideration and include in-town housing. It was important to consider each community's individual needs, rate of growth, etc.

B. Robinson believed the consultants were working on these topics with the individual towns. They could also do a preliminary analysis before the consultants started their review process. H. Lee thought the subject should be placed on the Vision Council's Meeting agenda. C. Doble concurred. She felt the town would benefit from having "a primer" on the subject before the consultants were invited come to one of their sessions to explain the housing production plan.

3. Tisbury Planning Board RE: Elections , Committee Appointments

Postponed until next week

4. Tisbury Parking Committee

H. Stephenson reported that the committee was going to be meeting tomorrow on 06/02/16.

5. Vision Council Meeting

C. Doble informed the Board that the Beta Group consultants presented their ideas for Tashmoor Overlook at the last Vision Council meeting. They felt the project was a great candidate for TIP money.

C. Doble thought it important for the Board to comment on the proposal. D. Seidman concurred and asked the board secretary to contact the town administrator for a PDF of the consultant's drawings. The topic was to be placed on the Planning Board's next meeting agenda.

6. Ernest Boch, Jr.

H. Stephenson brought the article about E. Boch's ideas for the one lot he owned on Beach Road and thought the Planning Board should send him a letter thanking him for considering a park. She thought it was important to convey to him how excited they were about his plans, and of their interest in meeting with him.

CORRESPONDENCE RECEIVED:

1. Tisbury Board of Appeals

- A. Special Permit #2254 – J. R. Foster, AP 07F23 (outside seating/restaurant)
- B. Special Permit #2256 – Carol White, AP 07A06 (guesthouse)
- C. Special Permit #2258 – Joseph Fisher, Tr. , AP 31B12 (demo, rebuild and expansion of a structure)

2. Open Meeting Law – Balancing Government Transparency with Government Efficiency

3. Thompson Reuters
RE: Zoning Bulletin, 10 May 2016

Other business not reasonably anticipated 48 hours in advance of meeting

PRO FORM Meeting opened, conducted and closed in due form at
8:35 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