

PLANNING BOARD MINUTES/ *Special Meeting*

Thursday, December 29, 2022 – 1:00 PM

TOWN OF TISBURY
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TOWN HALL ANNEX
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IN ATTENDANCE:

Benjamin Robinson – Chair, Cheryl Doble – Clerk, Connie Alexander, Elaine Miller

STAFF/MVC:

Ross Seavey – Tisbury Building Commissioner

Chair Benjamin Robinson called the December 29, 2022 Tisbury Planning Board (TPB) meeting to order at 1:09 PM at the Tisbury Hall Annex located at 66 Highpoint Lane. (*Recorder's Note: Discussions are summarized and grouped for clarity and brevity.*)

BOARD DISCUSSIONS:

A. 2023 bylaw amendment work session

Members reviewed the 11 page document *[on file]*, **PB ZONING BYLAW CHANGES 2023.docx**; each bylaw would be updated with the new language discussed at this meeting; **R. Seavey** said to use the firm of Jonathan Silverstein – Tisbury Town Counsel, as they were experts in writing these, what has been tested and true. Timing to advertise for a public hearing was discussed.

DISCUSSION:

TZBL 04.02.08:

- a. One person on the premises, can they be working seven days a week? Did we need to define this?
- b. Difficulty of enforcement; what did we want it to say? How did we want to restrict it?
- c. The parking issue needed to be addressed; there should be a limit to parking as it seemed to be out of control; residential parking did not have restrictions.
 - i. No more than two commercially registered vehicles; could be five cars legally plus two commercial or up to seven?
 - ii. Playing out scenarios: on/off street parking should that be limited? All workforce vehicles needed to be parked on property, should there be a set back?
 - iii. How many vehicles should be allowed for family/residents on the property? How many more for commercial use? Trailers? What was a reasonable amount of vehicles? (Jonathan Silverstein could help interpret this.)
- d. There was a lot of junk on the Island that needed to be removed.
- e. How to approach excessive noise and light, to be respectful of the full range of people including families and the elderly.
 - i. Outside noise within certain hours? How do we separate out business noise and hours, versus general noise? Use of 0709 bylaw?
 - ii. Storage of equipment and the noise of moving equipment with machines.
- f. Did we need a definition for heavy equipment?
- g. How to address hazardous materials on the property? Overcrowding?

- h. **R. Seavey** said small business owners wanted rules to work within; he suggested listing each out so enforcement could observe compliance issues; no special permit would be needed.
- i. It was always scale; did anyone use scale in residential areas for commercial use, to help define this in a cleaner, clearer way?
- j. Who should be listed/included? Farming? Landscapers would be included as an occupation.

RECOMMENDATIONS:

1. Craft parking regulations specific to this, or craft something new.
2. Limit the number, size (gross vehicle size/weight rating) of vehicles; keeping parking on the property.
3. We were trying to define the scale of the business in a residential area. When it got too big, it needed to be somewhere else; offer options. **R. Seavey** said the need for commercial space was part of the broader picture.
4. Screening of equipment and materials; no outside storage of materials would be permitted without proper screening from neighbors and public ways.
5. Noise should be spelled out within a time frame including conversation and yelling; restrictive language for noise.
6. Number of allowable employees on the premises: owner of the property and one [continuous] person.
7. Define trade and artisan; update the list of businesses with clearer definitions; simplify one's business or occupation.
8. It would be much easier for small business owners to have one sheet of rules stated clearly for ease of understanding, versus going back to the referenced bylaw.

TZBL 04.03: Hold.

Section 04.04.02: **R. Seavey** said to include all the letters in the exception section; Jonathan Silverstein could help to strengthen this; it was an opportunity to address housing issues.

TZBL 05.12.01: The Master Plan (MP) process would tighten this up with the warrant article put forth for recodification. *(Please see document on file for details: Minutes TPB Special Meeting December 14, 2022.pdf, BOARD DISCUSSIONS:, B. Review and approve possible Annual Town warrant articles, further master plan funding, and zoning bylaw rewrite, pgs 2 & 3)*

TZBL 05.21.02: Wait for the MP.

TZBL 04.03.13: The State was coming with mandates at the beginning of 2023; more discussion was needed with Laura Silber at the Martha's Vineyard Commission (MVC) and the Zoning Board of Appeals (ZBA).

Other business not reasonably anticipated 48 hours in advance of meeting: None.

ADJOURNMENT:

DISCUSSION ENSUED THEREON, UPON A MOTION DULY MADE BY CONNIE ALEXANDER AND SECONDED CHERYL DOBLE, THE MEETING UNANIMOUSLY ADJOURNED AT 3:05 PM.

Documents on file:

1. 2022.12.29 PB AGENDA[17445].pdf
2. 2023 ATM & STM Articles DRAFT 1[17323].docx
3. PB ZONING BYLAW CHANGES 2023[16368].docx

Respectfully submitted;



Teresa Kruszewski, Recorder

APPROVAL: Approved and accepted as official minutes;

Date

Benjamin Robinson, Chair

APPROVED JANUARY 18, 2023