

**PLANNING BOARD MINUTES**  
Wednesday, February 15, 2023 – 5:00 PM  
ZOOM MEETING

TOWN OF TISBURY  
P.O. BOX 602  
TOWN HALL ANNEX  
VINEYARD HAVEN, MASSACHUSETTS 02568  
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**IN ATTENDANCE:**

Benjamin Robinson – Chair, Cheryl Doble – Clerk, Connie Alexander\*, Casey Hayward\*, Elaine Miller\*

**STAFF/MVC:**

Dan Doyle – Special Projects Planner/Martha's Vineyard Commission (MVC),  
Laura Silber – Island Housing Planner, Amy Upton – Tisbury Planning Board Administrator

**OTHERS:**

Louisa Hufstader – Vineyard Gazette, Kate and Alex Salop – The Toy Box, Alexia and Sheldon Ebanks – Ackee Tree, Glenn Provost – Vineyard Land Surveying

*\*Members that arrived later: Connie Alexander and Casey Hayward arrived at 5:04 PM.*

**Chair Benjamin Robinson** called the February 15, 2023 Tisbury Planning Board (TPB) meeting to order at 5:03 PM. Due to ongoing efforts to prevent spread of Covid-19 this meeting was held remotely via Zoom platform. The Public could attend and participate in the meeting by the following method:

-Join Zoom Meeting <https://us06web.zoom.us/j/85314677355> Meeting ID: 853 1467 7355

-One tap mobile +13126266799,,85314677355# US (Chicago)  
+16468769923,,85314677355# US (New York)

*(Recorder's Note: Discussions are summarized and grouped for clarity and brevity).*

**MINUTES:** December 7th, 2022 and December 21st, 2022

*CHERYL DOBLE, AT 5:58 PM, MOVED TO APPROVE THE MINUTES FOR DECEMBER 7, 2022 AND DECEMBER 21, 2022, WITH EDITS AS DISCUSSED. SAID MOTION WAS SECONDED BY CASEY HAYWARD. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 5 AYES, 0 NAYS, 0 ABSTENTIONS. MS. ALEXANDER—AYE, MS. DOBLE—AYE, MS. HAYWARD—AYE, MS. MILLER—AYE & MR. ROBINSON—AYE.*

**APPOINTMENTS:**

**5:00 PM:**

**Board Discussions, see below new/old business**

**Chair Robinson** said the Planning Board would recess the regularly scheduled meeting on February 15, 2023 in order to hold the following Public Hearing. At the conclusion or continuation of the Hearing, the Planning Board would resume the regular meeting to conclude all unfinished business.

**6:00 PM:**

**Public Hearing (Cont.)- Special Permit Application for Stone Bank Taqueria, Patrick Lyons, 16 Union Street, AP 07D10**

Members Present by roll call: Chair Robinson, C. Alexander, C. Doble, C. Hayward, E. Miller

Others: Sam Dunn – Developer and Owner Representative, Louisa Hufstader, Amy Upton, Bryan Collins, Hezekiah Pratt, Nevin Sayre, Neil Smola, Peter and Nancy Stam, Will Stevens

THE CONTINUATION OF THE HEARING COMMENCED IN DUE FORM AT 6:00 PM.

Documents on file as referred to during the meeting: None.

**Chair Robinson** said that the MVC had approved this application with conditions; they were working on the written decision.

**Chair Robinson** reviewed the [procedural] options that were discussed with Counsel, which would allow **S. Dunn** the full complement of five voting Members (as **C. Hayward** was not eligible to vote) and put him in a better place overall. *(Please see vote)*

- **S. Dunn** said his goal was to open this summer; he reviewed the risks and time delays as outlined by **Chair Robinson**.
- **S. Dunn** decided to withdraw as it would give a clean application and all five members would be able to vote.
- **S. Dunn** would provide to **A. Upton** his written withdrawal over the next few days.
- A special meeting would be scheduled on March 29, 2023.

ELAINE MILLER, AT 6:16 PM, MOVED TO ALLOW THE APPLICANT TO WITHDRAW WITHOUT PREJUDICE AND WAVE THE APPLICATION FEE AND ALLOW FOR ANY DOCUMENTATION TO TRANSFER FROM THE OLD APPLICATION TO THE NEW APPLICATION. SAID MOTION WAS SECONDED BY CONNIE ALEXANDER. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 5 AYES, 0 NAYS, 0 ABSTENTIONS. MS. ALEXANDER—AYE, MS. DOBLE—AYE, MS. HAYWARD—AYE, MS. MILLER—AYE & MR. ROBINSON—AYE.

**Chair Robinson** said the Planning Board would recess the regularly scheduled meeting on February 15, 2023 in order to hold the following Deliberation. At the conclusion or continuation of the Deliberation, the Planning Board would resume the regular meeting to conclude all unfinished business.

**6:00 PM:**

**Public Hearing (Cont.) – Special Permit Application for Thomas L. and Patricia S. Bransford, 484 main St., AP 4B17 Tisbury Bylaw Section 04.04.02**

Members Present by roll call: Chair Robinson, C. Alexander, C. Doble, C. Hayward, E. Miller

Others: George Sourati – Engineer for Applicant, Bryan Collins – Sourati Engineering Group, Hezekiah Pratt – Architect for Applicant, Tom Bransford – Owners/Applicant, M. Goldsmith, Nevin Sayre, Stina Sayre, Neil Smola, Peter and Nancy Stam, William Stevens, Louisa Hufstader, Amy Upton

THE DELIBERATIONS COMMENCED IN DUE FORM AT 6:17 PM.

Documents on file as referred to during the meeting:

484 Main Bransford Guest House Arch. Plans 1.27.23

Bransford\_484\_main\_street\_2-14-23\_document\_submission.pdf

**Chair Robinson** said new information had been received for the record.

**H. Pratt** reviewed the new drawings as **B. Collins** screen shared the updated/new plans. **H. Pratt** said this was much smaller than the previous plans, the footprint and overall square footage was reduced; the exterior elements were detailed on the drawing. He said this was a very large lot and said the size of the house was appropriate; the current vegetation buffered the house. **H. Pratt** said his job was to design a house appropriate to the site; his job was not about the deed restrictions.

**G. Sourati** said this was the third site plan presented; he reviewed the changes of each of the revisions as well as the tree proposal to shield the house and abutting properties.

Members discussed at length, the following:

- The site and design plan.
  - The heating sources, the location of the condenser units/placement.
  - The slope grade, planting grass, challenges of mowing and ground cover suggestions.
  - Catch basins capacity, downspouts and roof design and exterior materials/finishes.
  - The planting locations to create a buffer and the existing vegetation and trees, how that all worked together, what would be removed during construction.
    - A condition for a more detailed landscape plan, if approved, and a site visit.
    - New construction and consideration of the neighbors during the process.
    - A landscape plan ahead of time to resolve the issues of disturbance during construction.
- The amount of parking spaces (5) in total and impact of traffic in the area.
- The use of solar roof panels
- The appropriateness of this bylaw and what would be considered.

**Public:**

**N. Sayre** at 6:55 PM summarized the concerns for the abutters and asked to read the letter/statement into the record; he thanked the Board.

**W. Stevens** at 7:05 PM discussed deed restrictions and the restrictions around rentals; he was concerned about the grade at the side of the [proposed] house.

**T. Bransford** at 7:12 PM said many people were telling him how to build a house; they were learning through the process. His intention was to make improvements on the property, to compliment the neighborhood and to build good relations.

*ELAINE MILLER, AT 7:15 PM, MOVED TO CLOSE THE PUBLIC HEARING. SAID MOTION WAS SECONDED BY CONNIE ALEXANDER. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 5 AYES, 0 NAYS, 0 ABSTENTIONS. MS. ALEXANDER—AYE, MS. DOBLE—AYE, MS. HAYWARD—AYE, MS. MILLER—AYE & MR. ROBINSON—AYE.*

*CONNIE ALEXANDER, AT 7:19 PM, MOVED TO CONTINUE TO DELIBERATIONS ON MARCH 1, 2023 AT 6:45 PM. SAID MOTION WAS SECONDED BY ELAINE MILLER. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 5 AYES, 0 NAYS, 0 ABSTENTIONS. MS. ALEXANDER—AYE, MS. DOBLE—AYE, MS. HAYWARD—AYE, MS. MILLER—AYE & MR. ROBINSON—AYE.*

★ *The Planning Board resumed their regularly scheduled session at 7:19 PM to address all unfinished business.*

## **BOARD DISCUSSIONS:**

### **A. NEW BUSINESS**

#### **a. Master Plan (MP) updates**

##### **i. steering committee (SC) mtg. & next steps – Board discussion on Draft Inventory and Assessment Report**

**D. Doyle** said Phil Hale had been appointed - the roster would remain as it was; Rebekah Eldeiry was contacted and asked to help with outreach in her areas of interest.

Last night was the first of two Commercial District Workshops, there were 81 participants; the second session would be held next Thursday; **C. Alexander** asked for a roster so she could reach out to departments and encourage attendance.

**D. Doyle** said there was quite a bit of information to absorb in the short amount of time and suggested an alternate way for interested parties to watch the video at their own pace and to offer input. **Chair Robinson** said he attended the Monday session and said it was a lot to digest quickly. He asked what would be practical, reasonable and realistic ways to go about getting the necessary feedback; how do we strategize to get more public involvement? He didn't have an answer but said it was something to think about.

**D. Doyle** said the comments from the Draft Inventory and Assessment were submitted last week. Once it was reviewed by the Consultant, a master document would be shared with the TPB and SC for review - the anticipated date for distribution would be before the March 7, 2023 meeting.

**C. Doble** said she looked forward to the key issue report (the next deliverable), how to weave the key elements together to see the relationships between them and how it was all connected together. She said the next steps would be to establish goals and revise the Vision Statement for the MP; she envisioned the spring to be productive, getting into the nitty gritty of how to move this all forward.

**E. Miller** suggested talking with the Consultants, to get advice on how to get more feedback; she asked when the TPB would become more involved, providing input with the key issues and working with the SC?

Members discussed at length how to encourage community involvement, as this was needed to get this beyond the planning stage; the importance of the engagement process and how to make it happen. It was suggested to pick up on the momentum from these Commercial District Workshops while the topic was still fresh in people's minds. **D. Doyle** said when thinking through goals, the exercise was to dream big. **C. Doble** and **D. Doyle** would be meeting with Barrett Planning Group LLC, (the MP consulting team) tomorrow, they would ask for advice with this [engagement] process.

#### **b. Informal pre-application meeting with Kate and Alex Salop re: New SP Application for The Toy Box AP 19-B-19.4,.5,.6,.7 TZBL 06.06.08**

*Documents on file as referred to during the meeting: Ice Box Proposal*

Kate Salop walked through the [floor] plan for the new space and concept, while Alex Salop screen shared the plan. Members recommended they provide documentation for discussion, including:

- Wastewater/Board of Health Documentation
- Employee/Customer Bathrooms
- Inside/Outside Seating
- Parking
- Hours of Operation
- The Menu
- Waste/composting

**Chair Robinson** thanked the Salops for introducing their project; they would be formally heard on March 1, 2023 6:00 PM.

**c. Informal pre-application meeting with Alexia and Sheldon Ebanks re: New SP Application for Ackee Tree Caribbean American Takeout Restaurant AP 09-B-13**

**Alexia and Sheldon Ebanks** introduced their project - the location would offer Caribbean and Jamaican foods for Take-out. **Chair Robinson** said the project was to expand/convert the current storefront; the grocery [retail] section would move to a separate location and was not part of this application. Members said the more that could be provided at the first hearing would move things along quicker. The list included:

- Waste produced from take-out and ways to manage
- Parking
- Hours of operation
- Trash plan
- Menu

**Chair Robinson** thanked the Ebanks for introducing their project; they would be formally heard on March 1, 2023 6:30 PM.

**d. Form C Subdivision for AP 58-A-1, John R. and Janet M. Packer, Trustees #60 Kuffies Point Way-Informal Discussion and Referral to MVC- DRI 2.3 d) Division of Land-30+ acres, 6+ lots**

*ELAINE MILLER, AT 5:55 PM, MOVED TO REFER THIS APPLICATION UNDER CHECKLIST ITEM 2.3D TO THE MARTHA'S VINEYARD COMMISSION. SAID MOTION WAS SECONDED BY CHERYL DOBLE. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 5 AYES, 0 NAYS, 0 ABSTENTIONS. MS. ALEXANDER—AYE, MS. DOBLE—AYE, MS. HAYWARD—AYE, MS. MILLER—AYE & MR. ROBINSON—AYE.*

**e. Discussion with Jared Meader re: Waste Water Dept. Warrant Articles**

Tabled.

**f. Final Review of Kurt Fraser Condolence letter**

**Chair Robinson** said the letter was ready at the TPB Office for Members to sign.

**g. Joint Meeting with Select Board on March 29th, 2023**

Nothing new to report.

**h. Report from E. Miller on Housing Seminar**

**E. Miller** said they were trying to establish a basis of collaboration that everyone could move forward with, they were trying to get people to think together; there was another meeting tomorrow that she would attend. The MV Housing Bank, 'Martha Goes to [Boston] Beacon Hill' would be heading to the State House on March 23, 2023; buses would be provided.

**i. Summer Internship**

**E. Miller** said she didn't know the individual but was asked to pass her resume along to anyone where it could be applicable; the candidate was interviewing with Island Housing Trust (IHT) as she had a legal interest in housing - IHT would compensate her; **C. Doble** suggested the MVC; **Chair Robinson** suggested inviting her to a TPB meeting.

**j. Bills Payable: Bransford-53G;\$3290.00, Dan Doyle January Invoice;\$1300.00, Payroll;\$2582.47, MVTimes;\$612.00, Vineyard Gazette; \$952.00, 51Art-MVMinutes; \$550.00, Master Plan Water Billing Insert; \$367.64 Total: \$9654.11**

**C. Hayward** asked about the efficacy of advertising in the papers and suggested social media as other [free] avenues for advertising and postings; **Chair Robinson** explained these were statutory postings for Special Permit Hearings; **C. Doble** said they were having more public hearings and therefore increased expenses. **A. Upton** said the Bransford account would be settled over the next week/s before the

March 1, 2023 meeting. All were in agreement the Adversing Line in the Budget needed to be closely watched. **Chair Robinson** said the revised total for Bills Payable was: \$9715.11.

*CHERYL DOBLE, AT 7:33 PM, MOVED TO APPROVE THE BILLS PAYABLE [REVISED TOTAL OF \$9715.11]. SAID MOTION WAS SECONDED BY ELAINE MILLER. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 5 AYES, 0 NAYS, 0 ABSTENTIONS. MS. ALEXANDER—AYE, MS. DOBLE—AYE, MS. HAYWARD—AYE, MS. MILLER—AYE & MR. ROBINSON—AYE.*

## **B. OLD BUSINESS**

### **I. Upcoming TPB Calendar: Public Hearings, Appointments & Discussions**

Tisbury Planning Board Public Hearing Wednesday, February 22, 2023 5:00 PM - 5:30 PM

**A.Upton** said the website calendar was accurate through March 2023 and encouraged everyone to use it as a tool for planning.

#### **A. Next All Island Planning Board Meeting**

#### **B. Next Joint meeting with West Tisbury Planning Board to discuss Red Coat Hill Neighborhood**

*(Please see below CORRESPONDENCE: 4.Letter from Scotty Young to WTPB, cc'd to TPB)*

### **1. Committee Reports (Updates only)**

#### **A. Vision Forum**

#### **B. Land Bank Advisory Committee**

#### **C. Tisbury Housing Committee**

**E. Miller** said two new members were appointed to the Affordable Housing Committee; they were varied in age and experience and were a great addition.

#### **D. Community Preservation Committee**

#### **E. Water Resource Committee (WRC)**

**Chair Robinson** said Scott Horsley was interested in developing a Targeted Watershed Management Plan for Lake Tashmoo. This would position the Town ahead of others for available funding including the State Revolving Fund (SRF) and American Rescue Plan Act (ARPA); and how those funds could assist with installation of Innovative/Alternative (I/A) Septic Systems. More information would be presented as it became available.

#### **F. Sewer Advisory Committee**

#### **G. Site Plan Review Board**

#### **H. Open Space and Recreation Committee (OSRC)**

**C. Doble** said she was concerned that OSRC was not part of the discussions and decision making with the Select Board and organizers of Beach Road Weekend (BRW) and the conditions of Veterans Memorial Park (VMP). The Horsley Witten Group was working toward a green approach for solutions for drainage in the Park. She said the drainage study at VMP related to what Massachusetts Department of Transportation (MassDOT) was reviewing for solutions at Five Corners.

**Chair Robinson** said it would make sense for the WRC to join an OSRC meeting with these discussions.

Members discussed the two years left on the BRW contract and what could be done, how they could be participants/to be involved including financial support, to properly manage the maintenance and the care of VMP.

**C. Doble** said they were working to move forward with the Bike Connection (West Tisbury proposal), taking it off of the TPB agenda.

- I. All Island Planning Board**
- J. Climate Committee**
- K. Tisbury Waterways Committee**

**CORRESPONDENCE:**

- 1. Martha's Vineyard Commission Meeting Schedule**
- 2. Letter from Leland Ave. residents**
- 3. Summer intern resume**
- 4. Letter from Scotty Young to WTPB, cc'd to TPB**

**A. Upton** said she would compile the letters that were received with solutions about the Red Coat Hill area and share it with the Board; Members discussed the capacity of what Members could take on, the priorities of the TPB and how this fit overall. They acknowledged this needed to be addressed at some point, but taking a leadership role for this was uncertain; this conversation would not be part of the curb cut hearing with the Young's.

**Other business not reasonably anticipated 48 hours in advance of meeting:**

None.

**ADJOURNMENT:**

*DISCUSSION ENSUED THEREON, UPON A MOTION DULY MADE BY ELAINE MILLER AND  
SECONDED BY CHERYL DOBLE, THE MEETING UNANIMOUSLY ADJOURNED AT 7:55 PM.*

Respectfully submitted;



Teresa Kruszewski, Recorder

**APPROVAL:**                      Approved and accepted as official minutes;

\_\_\_\_\_  
Date

\_\_\_\_\_  
Benjamin Robinson, Chair

***APPROVED MAY 3, 2023***