

Planning Board Minutes 05/08/17

APPROVED

Chilmark Planning Board May 8, 2017

Present: Janet Weidner, Rich Osnoss, Chairperson, Peter Cook, Joan Malkin, Mitchell Posin, John Eisner

Not Present: Chris MacLeod

Public: David Damroth, Reid Silva, Doug Hoehn, Wendy Weldon, James Langlois, Chloe Reiznel, Tom Carberry

Staff: Jennifer Christy, Admin. Asst.

Meeting called to order at 4:33 PM

- **Continued PUBLIC HEARING: Eileen S. Mayhew Revocable Trust Form C Subdivision, Map 13, Lot 42**
 - The continued public hearing was opened at 4:30pm.
 - It was noted that a written decision had been received by the Planning Board from the MV Commission on May 2, 2017.
 - Mr. Hoehn requested that the usual statement that conditions conveyance of the lots until road and utilities are installed be amended. He requested, on behalf of the applicant, that the Board waive the usual condition of approval that improvements, i.e. the road built to Town specifications and installed utilities be completed before lots are conveyed among the three family members and to the Land Bank Commission. A motion was made by Mr. Posin to amend the linen to state that Lots 1, 2 & 3 may be conveyed to the family members and Lot 4 and Trail Lot may be conveyed to the MV Land Bank prior to the installation of utilities and the creation of the road to Town specifications. The motion was seconded. The motion to add the note was unanimously approved by those who were eligible to vote (Eisner, Weidner, Osnoss and Posin).
 - The hearing was closed at 4:50PM. There was brief further discussion. Mr. Posin moved to approve the **Eileen S. Mayhew Revocable Trust Form C Subdivision**. The motion was seconded. The members eligible to vote (Eisner, Weidner, Osnoss and Posin) voted to approve the definitive subdivision unanimously.
- **Continued PUBLIC HEARING: David Damroth Form C Subdivision, Map 11, Lots 54.4 & 54.5**
 - The continued public hearing was opened at 4:47PM.
 - Mr. Damroth and Mr. Hoehn briefly summarized the issues that have been brought up at the MV Commission.
 - The voting members (Posin, Osnoss, Weidner and Eisner) moved, seconded and unanimously voted to continue the hearing to June 12, 2017.
- **Preliminary Discussion: Watson, Map 17, Lots 38.1 & 38.2**
 - Tom Carberry was present to describe the issue at Map 17, Lot 38.1 & 38.2.
 - Mr. Carberry described a lot line change that would divide the two lots north to south rather than east to west.
 - Ms. Malkin stated that the building envelope on the second lot should be situated as far away from South Road as possible in order to conform with any original intention to provide less visibility of structures from the road.
 - Mr. Carberry stated the owner's intention to keep the building envelope as much in wooded terrain as possible in order to allow for a height of the structure that is 24 feet.
 - The Board asked various questions regarding access on Wades Field Rd.
 - Mr. Carberry stated he would return to the Board with a plan.
- **Form A: Wendy Weldon: Map 35, Lot 2**
 - The Board members reviewed a revised Form A plan with Reid Silva and Wendy Weldon.

- Mr. Osnoss read aloud an email received from Mr. Eric Stange on May 8, 2017.
- Mr. Damroth stated a concern with the access to the Weldon lots.
- Discussion occurred about which issues of concern to the abutters are within the jurisdiction of the Planning Board and which are not within the jurisdiction of the Planning Board.
- It was noted that the issue of access to and from the lots being created is the concern of the homeowners abutting Austin Pasture and Lake Road.
- Ms. Malkin made a motion to endorse the plan noting the statement of Ms. Weldon that there will only be one guest house built on Parcel A and no guest house will be built on Lot 5A and there will be no further subdivision of the newly created 19 Lake Road. It was suggested that the note that could be handwritten on the plan could be "Parcel 35-3.2 if conjoined with Parcel A may not be subdivided". This was moved and seconded. All voted unanimously to approve the additional note added to the linen. Mr. Silva handwrote the preceding note on the linen. A motion was made to endorse the plan as presented. The motion was seconded. The plan was endorsed unanimously.
- **Menemsha Master Plan Review & Update:**
 - Ms. Weidner summarized the progress of the subcommittee's work and described a draft of a map created for visitors to Menemsha.
- **Correspondence:**
 - The Mass DOT Telephone Call re South Road Flooding was reported.
- **Discussion of Upcoming Meetings:**
 - Discussion occurred about the upcoming meetings and pending subdivisions on the schedule.
- **Next Meetings:**
 - Monday, May 22, 2017, 4:30PM
- **Minutes:**
 - The minutes from April 10, 2017 were approved.
 - The minutes from April 24, 2017 were approved.
- **Documents:**

Watson, Map 17, Lots 38.1 & 38.2

Wendy Weldon: Map 35, Lot 2

Eileen S. Mayhew Revocable Trust Form C Subdivision, Map 13, Lot 42

David Damroth Form C Subdivision, Map 11, Lots 54.4 & 54.5

Meeting adjourned at 6:12 PM. Minutes respectfully submitted by Jennifer L. Christy