**APPROVED**

**Chilmark Planning Board**

**September 9, 2019**

Present: Mitchell Posin, Catherine Thompson, Janet Weidner, Rich Osnoss, Chris MacLeod

Not Present: Peter Cook, John Eisner

Public & Board/Comm. Members: Joe Chapman, Clark Goff, Sean Dougherty, Phil Regan, Chris Alley

Staff: Jennifer Christy, Admin. Asst.

Meeting was called to order at 4:33PM

* + - **Guest House Approval Proposal: Map 18, Lot 49.1, 40 Tysbury Manor:**
      * Mr. Regan presented the plans for the Guest House planned for the lot.
      * Mr. Regan addressed each item on the Criteria for Guest Houses in Previously Approved Subdivisions.
      * Mr. Regan shared the permit, dated December 15, 2018, that has been issued by the Board of Health for 40 Tysbury Manor for a septic system.
      * Ms. Weidner made a motion to approve the Guest House proposal under the Criteria for Guest Houses on Lots in Previously Approved Subdivisions. The motion was seconded. All ayes.
    - **Form A: Map 14, Lot 1 & Map 20, Lot 106, 2 & 4 Gosnold’s Way:**
      * Mr. Alley described that the lots on the Form A plan were originally part of a 45 acre lot.
      * Mr. Alley described the plans for changing the lot line to increase the size of 2 Gosnold’s Way.
      * The Board members discussed the possibility of referral to the MV Commission. It was determined that the change that is requested is not substantial and does not warrant a referral.
      * Ms. Thompson queried whether the lots are part of the Prospect Hill subdivision. Mr. Alley stated the lots are not part of the Prospect Hill subdivision.
      * Ms. Weidner made a motion to endorse the Form A plan for 2 & 4 Gosnold’s Way. Ms. Thompson seconded the motion. All ayes.
      * **Correspondence:**
      * No correspondence was reviewed.
* **Topics not reasonably anticipated by the Chairperson at the time of posting:** 
  + Mr. Alley asked the chairperson if he could ask a question related to the Residential Building Size regulation.
  + Mr. Alley suggested the Board review the possibility that an applicant may, under the current Residential Building Size Regulation, establish a total living area (TLA) on a lot, later submit a Form A to propose a division that would leave the lot with more than the permitted amount of TLA and the Board members may be required to, under subdivision control law, endorse the Form A even though the resulting lot’s TLA would violate the zoning bylaws.
  + The Board members discussed looking at the issue and agreed to do so.
* **Minutes:**
* The minutes of August 12, 2019 were not reviewed.
* **Next Meeting:**
  + September 23, 2019, 4:30PM
* **Documents:**
* MVC Overlay Zoning Map
* Form A Procedures
* Criteria for Guest Houses on Lots in Previously Approved Subdivisions
* Septic permit issued by Chilmark Board of Health for 40 Tysbury Manor
* Form A Application & Plan: Map 14, Lot 1 & Map 20, Lot 106, 2 & 4 Gosnold’s Way
* Rules & Regulations Governing Subdivisions in Chilmark
* Chilmark Zoning Bylaws 2019
* Architectural & Building Plans for 40 Tysbury Manor

Meeting adjourned at 6:05PM. Minutes respectfully submitted by Jennifer L. Christy