

Oak Bluffs Planning Board

Meeting Minutes

February 11, 2016 at 5:00 p.m. in the Oak Bluffs Lower Level meeting room

Members in attendance: Brian Packish (Chairman), Robert Fehl, Erik Albert, Ewell Hopkins, Kris Chvatal

Members absent: none

Staff in attendance: MacGregor Anderson (Clerical Assistant)

Chairman Brian Packish called the meeting to order at 5:00 p.m.

Town Hall Update

Chairman Packish said he attended the February 9th Selectmen's meeting where Town Hall discussion was postponed to March 9. He then asked Member Fehl for an update on the planned survey. Member Fehl said he had completed researching the process and would have questions ready in ten days. Chairman Packish asked that the survey be put on the agenda for the March 10th. He then asked Member Hopkins for an update on content.

Member Hopkins said he worked with Walter Vail and Bill McGrath to gather materials. He asked that it also be put on the March 10 agenda. Chairman Packish asked for Mr. Vail's input.

Mr. Vail said he had a great discussion with Member Hopkins but reminded the Board he is against the survey idea. He was enthusiastic about collaboration between the Selectmen and Planning Board. He worried about the direction of the survey and what would be done with those answers. He felt responders would be those against any tax increases. He felt nothing was going to be done by Town Meeting in April, and looked forward to a strong educational process about the need for a new town hall.

Mr. Vail said he supported Bill McGrath's plan to post the proposed plan in Town Hall and request input from Town employees, then putting it out to residents for written input. He said public hearings would be required and felt the Selectmen should do that. Mr. Vail also asked that a member of the Planning Board join the building committee as it was very important to communication.

Member Fehl responded in support of the survey saying its goal was to gauge the sentiment of the community concerning the possibilities of a new town hall. He said refurbishment might be an alternative. He said he was concerned surveying employees who don't live in Oak Bluffs could tilt the survey in the wrong direction, though he acknowledged employee input was important.

Chairman Packish said he hoped the Selectmen would be at the Planning Board meeting on March 10th. He reiterated that voters in Town Meeting supported the new town hall but in private at the ballot they rejected it. He said he saw value in the privacy of a survey. He outlined potential forms of outreach stemming from the process with the goal of public support for a decision.

Mr. Vail asked for an expected timeline. Chairman Packish said that if decisions were made March 10th the survey could launch March 15th and have surveys completed around April 15th. He said Mike Santoro had asked for a process that finished up in June or July, and that could happen, but the process and participation would determine if it took longer. Mr. Vail suggested the board look at the pdfs Bill

McGrath put up on the town website, and Chairman Packish agreed there was a great deal of information available in those.

FEMA Flood Plain Adoption Discussion

Pushed until later awaiting building inspector Barbadoro's arrival from FinCom.

Susan White Trustee ANR/Form A: Eastville Ave Map 7-159

Matt Viaggio presented a redrawn plan of the property, reminding the board that they had already endorsed an ANR for this property recently. The adjustments to lot lines were minor and done to "clean up" the plan. The board reviewed the plans and voted 5-0 to endorse them as approval not required.

Susan Klein ANR/Form A: 26 Debettencourt Place Map 17-54

Susan Klein presented a Form B, preliminary subdivision plan, rather than the form A originally anticipated by the Board. She explained that her goal was to divide her land in two to provide housing for her family. The Board reviewed the frontage and minimum lot size, mentioned that two homes on one lot was a possibility instead of subdividing, but her preference was to subdivide to keep ownership "clean." The board then discussed the proposed road width where there was once a driveway. Chairman Packish also suggested the possibility of a 5000 square foot lot deed restricted for affordability, simply to ensure Ms. Klein knew her options. Mr. Anderson reminded the applicant that the Board of Health should be supplied with a copy of the preliminary plan.

Marie Doubleday HPP

Marie was unable to attend the meeting.

Zoning Strategy: Near and Long Term and Master Plan Discussion

Chairman Packish asked Adam Turner of the MVC for an update on the DRI checklist amendment process. Mr. Turner said his board should see it within a week. Chairman Packish said he was interested in how the DRI checklist overlaid with Oak Bluffs zoning bylaws to find gaps and overlaps. Mr. Turner said reviewing and amending the code in general made sense as changes had scattered definitions. All agreed it was a long term process but Chairman Packish felt it was important to focus on these issues while addressing master planning.

Chairman Packish asked the board to consider what zoning changes should be addressed on a standalone basis and what should be part of a larger planning process. Member Chvatal talked of the Chapter 9 mess, housekeeping that could be done before a master plan. Chairman Packish said he felt before adding a new zone, a B3 for instance, it would need to be part of the master planning process, but cleaning up around the edges could happen right away. Member Fehl suggested listing the immediate problems to avoid going overboard. Member Hopkins talked about the new well placing, with new zone I and zone IIs, and worried about waiting too long to address those issues.

Selectwoman Gail Barmakian said in her experience on zoning boards it made sense to do a housekeeping review. She recalled the town hiring an attorney to do technical bookkeeping over a period of a year. Member Chvatal brought up vision meetings in Aquinnah and felt they would likely be a big part of Oak Bluffs planning. He felt that if a vision session identified an issue clearly, that it would justify addressing zoning at that stage.

Member Hopkins spoke of the benefit to Aquinnah of historical designation of the Circle in terms of grant sources and funding. Adam Turner reminded the board that Tisbury had been doing visioning, and that it was a prerequisite to a master plan and provided direction. He said the MVC would help with mapping and technical expertise. He then reiterated that as zoning changed to match DRI requirements with special permits and findings matching ch 831 requirements, decisions could be left more to the towns. Chairman Packish said the matrix from Mr. Turner would help the town determine thresholds so they could update zoning.

Chairman Packish then asked if Mr. Chvatal had more to add to the Master Plan topic. Mr. Chvatal detailed some possible consultants and said he had forwarded details to Mr. Anderson. He suggested inviting Eastham or a similar town that has been through the process to the Board for advice.

Mr. Chvatal asked that block grants for master planning be investigating with Southbridge as an example. Ms. Barmakian offered to do leg work on the block grants along with Mr. Anderson. Mr. Chvatal said he wanted to have visioning during the season. Mr. Albert said he liked the idea of a consultant. He felt it had been very helpful with Streetscape.

Zoning: new FEMA Flood Plain Adoption Discussion

With Mr. Barbadoro's arrival, Chairman Packish presented the map showing the properties changing flood plain zone, noting that there were 600 or so impacted. He said the next step was to overlay parcels on the map. Mr. Hopkins suggested doing some outreach once the individual parcels were identified.

The Board reviewed flood zone definitions and familiarized themselves with the map. Mr. Hopkins questioned some detail in the Hudson area, and Ms. Barmakian pointed out details on the map that she questioned, saying they could have been addressed at the review stage, but that it was "water under the bridge" now. She said helping homeowners address it was now the focus. Mr. Barbadoro said homeowners could address it themselves. Chairman Packish said the Board needed to let people know of the pending situation and how to address it, and perhaps the town should offer a workshop on addressing the issue.

Member Chvatal asked about the possibility of a year delay as other towns had managed, but it was determined they had started earlier in the process. Ms. Barmakian concurred that it was late for that process. Member Hopkins asked if we had lot level detail, and Mr. Barbadoro said he had created that map. Chairman Packish said a clean assessor's overlay from the MVC would be helpful. Mr. Turner said they could do it within the week. Mr. Barbadoro suggested collaborating with Member Hopkins on a white paper showing people how to do a map amendment with FEMA. Member Hopkins asked if all towns participating in FEMA flood insurance were voting on this at town meeting and it was agreed that they were.

Ms. Barmakian explained that towns could apply for discounts on insurance. She said we already had zoning bylaws in place to mitigate flood damage. She said the DEP had a very good website page on the flood insurance program.

Chairman Packish summarized responsibilities with Member Hopkins and Mr. Barbadoro working on information for the public, the MVC on mapping, Mr. Anderson on a variety of issues including working with insurance companies, himself working with Liz Durkee of ConCom and Ms. Barmakian driving information in to the Board. He said timing was of the essence with an upcoming hearing. Mr.

Anderson was asked to provide Member Hopkins with newspaper articles from Barry Stringfellow that contained good information as well.

Board Member Updates

Member Hopkins told the Board that the MVC had made the Water Authority solar plan a DRI. Member Chvatal said the Planning Board could continue to discuss the site plan as it was not the permit granting authority for the project. He said the ZBA was frozen on it. Mr. Turner said the MVC encouraged comments from the Planning Board at their hearing on the topic.

Member Hopkins then updated the Board on the new well site discussion. He said he met with the Selectmen, the Land Bank and the Water Authority to discuss a location. He said he would put it on the next agenda for discussion.

Member Fehl updated on the Capital Program Committee. He said they were done with presentations from applicants on what they wanted money for, and the next meeting would be choosing who would receive money, and the following would be for allocating the money. Chairman Packish noted that all the money need not be spent. Member Fehl agreed and said the Committee was well aware of the value of saving some for big future projects.

Member Albert said the OB Downtown Facebook Page snow pictures reached over 3000, 5000, and 2000 people in various posts.

Chairman Packish asked Marie Doubleday of the Affordable Housing Committee to attend some Housing Production Plan meetings. Unfortunately she was unable to attend and would likely not be able to attend going forward. He noted that the committee now had seven members and would probably appoint someone else. He also said Bo would attend the next Lagoon Pond Committee.

The meeting was adjourned at 6:32

Documents used in this meeting:

Sign In Sheet

Agenda

Preliminary Plan of Land in Oak Bluffs, Mass. Prepared for Susan Klein by Shofield, Barbini & Hoehn, September 26, 2014

Forms A and B Susan Klein

Plan of Land in Oak Bluffs for Estville Nominee Trust by Vineyard Land Surveying and Engineering Feb 4, 2016

Plans Accompanying Petition of Richard K Smith et al to license and maintain an existing pier, by Sourati Engineering Group, Aug 31, 2015