

All Island Planning Board Meeting (AIPB)

Oak Bluffs Library Large Meeting Room

March 23, 2016

6 PM

Attending: Brian Packish(OB), Robert Fehl(OB), Sam Hart(CH), Nancy Gardella(MV Chamber of Commerce), Christine Flynn(MVC), Ann Smith(Chair Arts MV), Dan Seidman(VH), Marina Lent(CH BOH), Ann Lawless(CH Housing Committee), Richard Toole(Conservation Society), Adam Turner(MVC), Berta Welch(AQ), Philippe Jordi(IHT), Peter Temple(AQ), Georgiana Greenough(EDG), Lucy Morrison(EDG), Peter Bradford (OB Affordable Housing), MacGregor Anderson (OB Clerical Assistant)

Call to Order: 6:00 PM

Minutes

Brian Packish opened the meeting by asking participants to introduce themselves. Following introductions, Dan Seidman made a motion to approve the January 13, 2016 minutes. The motion was seconded and passed unanimously.

Arts MV Collaborative Vision 2021 presentation

Ann Smith on behalf of Arts Martha's Vineyard Steering Committee, the Martha's Vineyard Chamber of Commerce, and the Martha's Vineyard Donor's Collaborative invited the AIPB Members to their annual meeting which was being called the 2021 Vision Planning meeting.

In October of 2012 the Donor's Collaborative brought the various Island arts and cultural organizations together, reviewed the Island Plan, and created Arts Martha's Vineyard. Through successful collaboration, they had helped create the Vineyard Haven Harbor Cultural District and the Aquinnah Circle Cultural District. They were looking at two more potential districts in Oak Bluffs and Vineyard Haven.

The goal of the meeting was to gather public and private stakeholders and ask what they would like the Island to look like in 2021. They would go beyond arts and culture to discuss housing, blue economy, and public/private partnerships. Anita Walker, Executive Director of the Massachusetts Cultural Council, would host the event on May 2. Experts on workforce development, creative industries, and tourism would be on hand.

Nancy Gardella explained that Arts Martha's Vineyard was a group of volunteers who discussed economic drivers on the Island with a focus on arts and culture.

Adam Turner had heard Anita Walker speak and said she did a good job explaining how the Island could profit from what already existed including arts, tourism, and fishing.

Housing Production Plan working group

Peter Temple said the Group had met three times since the AIPB approved their charter in January. They had been collecting available information including housing inventory and housing needs assessments. They wanted to put together a brief executive summary of inventory and needs for each town.

They spent a lot of time analyzing the HPP process, and found it was an enormous undertaking with many issues. It was clear the issues and consensus building would be very different in each town. He wanted to correct misconceptions about the Group. They were not going to go off for six months and come back with a plan for all six towns ready for approval. It was a process where the person in the work group from each town would help their town with the plan. It would require agreement from the town's affordable housing committee, the planning board, the selectmen and the townspeople. It would identify what demographics the town was losing, and who it wanted to help, and how to keep them.

Mr. Temple said they had identified a potential grant from the State. The MVC was applying for that grant in order to secure roughly \$75,000 for an expert to help with the HPPs. He said RKG was one potential consultant who did the HPP on Nantucket. They hoped the draft RFP would be approved within a week for April 1 publication, and many towns hoped to be implementing plans with zoning by-law changes by spring 2017.

Mr. Temple distributed the Scope of Work handout. He added that workforce housing would be included in the RFP at this stage. Mobilization would begin in May with experts meeting in each town. Over the next months they would determine goals and then strategies. Although the document showed public hearings at the end, Mr. Temple said they would be held throughout the process.

Georgiana Greenough said that even if the HPP was not complete, housing related articles could still go on town meeting warrants. Mr. Temple concurred saying this was really for long term planning. He encouraged towns to keep doing what they were doing to chip away at the housing problem.

Richard Toole said he expected a regionalized effort and he wasn't seeing that. Mr. Temple said each town had to do their own plans, and the group would then consolidate those plans. There could be cases where Island-wide solutions were needed, where certain towns couldn't meet their goals on their own. He said the Group did recognize the need to start talking now about addressing inter-town conflicts like schools or septic.

Ms. Greenough asked Mr. Toole what he envisioned as helpful inter-town cooperation. Mr. Toole said some towns might not be able to provide the housing they need. He said a town with proper infrastructure could welcome school aged kids, rather than fear them, if the burden of expenses was shared.

Dan Seidman said the Group was created to form consensus and felt it was great they went in together for the grant. He said the State may or may not allow the towns to be considered as one unit for an HPP.

Mr. Toole asked Christine Flynn about the housing needs assessment. She said it would contribute to the HPP as it was only a few years old. Ms. Greenough handed out the Housing Needs Assessment document.

Chairman Packish said the HPP was a way of centralizing all the groups and people working on housing. He felt it was a step in the right direction.

Phillippe Jordi said they originally began talking about regional plans which caused some concern at the town level. He also noted that 40B is addressed at the town level. He said the initial response from the State was that the HPP had to be done town by town, although that could change.

Ms. Greenough explained her handout. The analysis stage on page one was complete. The recommendations on page one and two offered strategies for land use, zoning and finances. Page three showed the status of the HPP. Introduction and Elements were complete with the exception of creating affordable housing goals and implementation strategies. Then the HPP could be sent to the State. Page

four outlined Nantucket's HPP. Martha's Vineyard was three fifths of the way done. It also showed the Cape Cod Commissions strategies.

Ms. Greenough said she had seen off-Island plans that were very concise running eight pages and showing just a couple projects. Ms. Flynn said HPPs had to be updated every five years, providing the opportunity to go back and revisit goals. Mr. Turner confirmed that goals could be as simple as development of two parcels.

Chairman Packish agreed, saying the challenge in Oak Bluffs was developing the actual project from concept to people moving in. Mr. Turner found that having a project in the works often helped with dialog in this sort of planning. Ms. Greenough said that the Nantucket plan did not start in government but was prompted by a developer's request. She said Edgartown wanted to promote dormitory housing and developers were interested in that. Chairman Packish felt that would be embraced faster by his town than anything that brought in more school children. He agreed with Mr. Toole that they should welcome children, but it was always the first concern when a project was proposed.

Mr. Toole said he thought they should alleviate the concern developers had with the MVC and the controls they had over 40B developments. He didn't want to give up the control but thought many would hesitate to make proposals because of the MVC.

Ms. Flynn said the Island Plan suggested streamlining the regulatory process for affordable housing at the town and regional level. She said they had reviewed 19 40B plans and denied only one, but they were the only regional planning authority in the State with that power to deny.

Mr. Temple said if the MVC signed off on an HPP, those projects that were in the HPP could bypass MVC review. Mr. Turner agreed that this could potentially happen. Ms. Greenough said Edgartown had three 40B projects in ten years, each of them friendly. In one case the developers put in five affordable homes where only two were required and that they were working out well.

Mr. Temple hoped that the Group would approach the press when the RFP was ready and wondered if there were any procedural requirements before for doing so. Mr. Seidman said he felt that had essentially been agreed. He asked Chairman Packish who said he'd talk to his Board about the letter of support. He said once his Board made a decision he was comfortable with speaking to the press on it.

Housing Forum

Philippe Jordi said the Island Housing Trust thought their annual meeting could focus on the HPP process and work being done by the Group. He wanted to invite experts from the mainland but also get lots of public participation for a two way conversation. Chairman Packish said everyone was impacted by housing in some way, and it should be one of the easiest topics for public engagement. He felt driving the discussion with large groups could create a movement that would gain traction for progress.

Ann Lawless said the town housing committees were an often underutilized resource and should play a bigger role in public outreach. Chairman Packish agreed.

Blue Economy

Mr. Seidman said the Blue Economy event was well attended by 50 people not included presenters. Consensus was that virtually everything on the island could be considered "blue economy." They discussed aquaculture, barriers to landing fish locally for commercial fishermen, Ralph Packer's numerous investments in blue economy, and the development of a farmer wholesaling app. There was a lot of excitement and potential but also a lot of questions about how to do things. They were planning a startup weekend in Woods Hole, and hoped to have one on-Island. This would bring in people with

experience in funding and development of these ideas. His goal was to expand the economic pie on the Island. They'd always have tourism, but noted now people lived here and worked all over the world.

Mr. Anderson asked if venture funding was part of the initiative. Mr. Temple said there were lots of grants available. Mr. Anderson noted the number of big investors on-Island in the summer, and shared his experience watching micro-venture funding in Bend, OR. Mr. Seidman said the startup weekend included that type of investor. Chairman Packish said the weekend would provide those introductions and the possibility for funding of new projects, noting that investors who heard about an idea from the start and could work on it over a weekend were more likely to make an investment than they might otherwise be.

Mr. Seidman said the group that hosted the Blue Economy event was looking at a permanent incubator on the Island, modeling it after Telluride, which used seasonal resident investors. Instead of asking for philanthropy, year 'round residents offered investments and requested mentorship. It was a different way to give back to the community.

Island Municipal Trusts update

Mr. Seidman said there was \$144,000 in their trust, they were requesting another \$25,000, and wondered what other towns had. He said these funds could be a regional resource if they all worked together on a project. Peter Bradford said there was close to one million dollars in the Oak Bluffs fund. He said they were looking at donated land, doing surveys and title searches now, and could then use the fund for seed money to go for grants and larger projects.

Next Meeting

Dan Seidman noted that West Tisbury had not attended this meeting but that they were up next. The AIPB settled on June 22nd for the next meeting date and asked Mr. Anderson to make arrangements with them.

The meeting adjourned at 7:10 pm

Documents used in this meeting:

Agenda

Sign In Sheet

January 13, 2016 AIPB minutes

Arts Martha's Vineyard 2021 Vision Planning Invitation

All Island Planning Board Housing Working Group: Scope of Work dated 3/23/16

Martha's Vineyard Housing Needs Assessment and HPP handout by Georgiana Greenough date 3/23/16