

Oak Bluffs Planning Board
Meeting Minutes

February 13, 2017 at 5:00 p.m. in the Oak Bluffs Town Hall Lower Level Meeting Room

Members in attendance: Brian Packish (Chairman), Robert Fehl (Vice Chairman), Erik Albert, Jeremiah McCarthy, Ewell Hopkins (arrived at 5:11)

Members absent: none

Staff in attendance: MacGregor Anderson (Administrative Assistant)

Chairman Packish opened the meeting at 5:06 p.m.

Discussion of Proposed Master Plan Funding Warrant Article

Chairman Packish said he had presented the Board's staff budget at the FinCom meeting. They had discussed taking the previously unused \$2000 engineering line item and moving it to training. It appeared Mr. Anderson planned to move full time to the Assessor's pending approval of the current budget proposal. That meant they would need to hire someone to fill the administrative assistant position for the Planning Board, and that person would need training. Chairman Packish said he had proposed \$10,000 originally, which had been cut back to \$2500, so with another \$2000 it would get to \$4500.

Chairman Packish said that as part of that FinCom presentation they had proposed a warrant article requesting \$100,000 to fund a master plan. Chairman Packish said Mr. Whritenour felt the time was right for this and suggested it could come from free cash or the stabilization fund, and it appeared they had his support. Member McCarthy had attended as well. Chairman Packish said there had been a number of questions including "how could a master plan cost \$100,000?" Chairman Packish said it was not uncommon for a master plan to cost \$300k-\$400k. Member Fehl agreed. Chairman Packish said they felt that with current staff, the MVC and a whole lot of community engagement along with all five members of the Board, they could produce a lot of savings.

Chairman Packish read the draft warrant article written by Mr. Anderson in conjunction with Mr. Whritenour.

Member Fehl asked about the budget line item for training and what it was attached to. Chairman Packish said until they had an applicant they didn't know where training would be required, but noted there were a lot of opportunities. Member Fehl said he could see opportunity for formal training but also an opportunity for hours to Mr. Anderson to help train the new assistant. Chairman Packish said he expected some overlap, that Mr. Anderson would still be across the hall and there was a willingness to support the new person. Member Fehl said he understood that but they shouldn't be taking hours away from Mr. Anderson's new job to do this. Chairman Packish said that was a valid argument but he'd argue that they had put a lot of hours in to the last 20 months with Mr. Anderson, and the assessor was

picking up a lot of value from that. Chairman Packish felt a little bit of bouncing back and forth would be ok. Member Fehl said he didn't have a problem with that, he just wanted to be sure Mr. Anderson was involved.

Member Hopkins arrived and read the draft warrant article for master plan funding.

Chairman Packish said they did have the Master Plan Funding Committee meeting prior to this. Member Albert asked what Rene Balter thought. Chairman Packish said she still didn't feel money was needed. Member McCarthy asked if there had been any feedback from Fincom. Chairman Packish said no, the Selectmen would put together the Warrant, and Fincom would likely put out a recommendation. That was if it made it to the Warrant, but the Selectmen had a master plan as a priority in their strategic visioning.

Member Fehl asked if Bill McGrath from the Capital Committee had attended the Funding Committee meeting. Chairman Packish said he had, and only Gail Barmakian had not been able to attend. Chairman Packish said an item this big needed support across departments in Town, although it wouldn't make the Capital Improvements budget as it wasn't tangible. Chairman Packish said this was misleading to him about the Capital Improvement Plan, as it provided the roadmap for what Town expenditures would look like as well as debt service. However, rebuilding a parks department, or a \$100,000 master plan, or a \$250,000 zoning re-write wouldn't show up there. Member Fehl noted that an expenditure for a different department for the same sort of thing would make that budget.

Member Hopkins said he hoped they could change the summary and take the second to last sentence and change it to a value statement. He also wanted to state the master plan would incorporate Streetscape, HPP and Open Space work that had already taken place. He wanted to say the master plan would significantly increase their chances of receiving additional funds for whatever, rather than saying it was required by MGL to create one every ten years.

Chairman Packish said he didn't know if the value statement should be instead of the MGL requirement. It was important to understand a master plan wasn't something you just wished about, it was a State requirement. Member Albert suggested putting both in. Chairman Packish agreed. However, with regards to the previous work done that would be incorporated in the plan, there were a large number of other reports and requirements and it could be hard to draw the line. Member Hopkins said perhaps they should just address the significant work done and not itemize it.

Mr. Anderson pointed out that unlike some other warrant articles this one wouldn't be returning to the Planning Board. It was due in the next few days, so now was the time to make any changes. Chairman Packish agreed it needed to be done by the 17th. Member McCarthy said he liked Member Hopkins idea of pointing out the potential economic benefit to the Town. Member Fehl agreed. Member Albert suggested Member Hopkins and McCarthy edit the document. They agreed.

3 Uncas Zoning Change Recommendation to Town Meeting approval of language

Chairman Packish said he did finally catch up with the Ethics Commission, who could only speak to Chairman Packish's potential conflict and not Member's McCarthy's or Alberts. Chairman Packish was told as long as he was not a direct abutter and did not have a financial interest in the property he could act. Member McCarthy was told the same thing. Chairman Packish said they could now move forward with this.

Chairman Packish said they would now review and approve the language for the Board's recommendation to Town Meeting on the zoning by-law proposal. He read the proposed zoning amendment, its summary, and Mr. Anderson's draft recommendation aloud.

Member's Hopkins and Fehl said they thought it was very well done. Chairman Packish agreed. Member Fehl made a motion to accept the wording as written and forward it to the appropriate person for inclusion in the Warrant. Member Albert seconded. The vote was 5-0 in favor of the motion.

Review of Recreational Marijuana By-Law amendment to restrict recreational marijuana to the current Medical Marijuana Overlay District

Chairman Packish confirmed with the Board that everybody had read the proposal. They had. Mr. Anderson apologized for using the word "recreational" in the agenda item. He said he had been carrying forward this item, but as they had learned at a previous meeting, the Act did not contain that word and it was not a good descriptor. He said he used the language from the Act in the by-law proposal.

Mr. Anderson said they had left the last meeting wanting to restrict marijuana establishments to the Medical Marijuana Dispensary Overlay District for the next year or year and a half. That would allow some degree of retail but not on Circuit Ave, at least until there was more certainty regarding regulations.

Mr. Anderson said originally they had considered adding the marijuana establishment use to the medical overlay. Member McCarthy had wondered at the previous meeting if the overlay could allow a retail use in a residential district where retail was not permitted. Mr. Anderson said he had reviewed the medical by-law and found that the applicability section addressed this issue. He noted that while most overlay districts added restrictions, the wireless overlay added a use, and it also had that applicability clause. Mr. Anderson said real 8.5.3. aloud and said the "supersede" language allowed a new use. Member Albert confirmed that Mr. Anderson was saying you could open a commercial retail establishment under this By-law. Chairman Packish also confirmed an overlay district could do this. Mr. Anderson also noted that there were very few lots in the medical district.

Mr. Anderson said he had worked with Michael Goldsmith on this, and they had decided that rather than trying to remove the word "medical" from the medical by-law, Mr. Anderson would start a with the medical by-law but create a separate by-law for non-medical establishments. This would allow them to expand that district in a year or make other changes independently from medical. He said he left in most of the regulations that were carefully set up in the medical by-law, things like distances from

schools, as those rules did not yet exist for non-medical. When the Cannabis Control Commission was formed and made their regulations, they could adopt those. However, there were a few rules that couldn't be kept, for instance the one not allowing consumption on site. The Act specified that limiting consumption on site had to come from a vote by the Town.

Mr. Anderson said there were two ways for the Town to prevent marijuana establishments from opening prior to fully addressing zoning for it. You could do it through zoning like this, or the Town could call for a moratorium on it. A moratorium would not involve the Planning Board. Chairman Packish said that had been tried with medical and it didn't pass. Mr. Anderson said the law allowed you to opt out in that way, and that was the stronger approach, but since the Town didn't want to do that, zoning was the alternative.

Chairman Packish said he'd had some conversations at the State level, and it seemed like the earliest recreational sales would happen would be late 2018. He said the medical side appeared to be a complete impossibility on Martha's Vineyard because you needed a testing lab to test THC and other components, and the cost would be \$3 million to \$4 million. You can't transport the marijuana across the water, so due to geographic limitations, medical didn't appear to be a possibility.

Barbara Welsh asked for the medical overlay district location. Mr. Anderson pointed to it on the map. She then asked if there was a limit to the number of retail outlets. Mr. Anderson said the Act allowed the Town to limit the various uses or various types of marijuana businesses. It also allowed the Town to restrict the number of retail establishments to 20% of the number of liquor establishments as one example. That wouldn't be led by the Planning Board. The Board was handling this because it was zoning. You could have an outright ban or restrict the number of establishments by putting it to the voters at the ballot.

Chairman Packish said the reason they were considering adding recreational to this district was that in order to establish the medical district; it took a lot of meetings to get the by-law. Also, until the State was done processing the recreational law, the Board risked developing a ten page recreational by-law and end up missing several things because the State tweaked the Act. Rather than getting caught flat footed with a dozen retail outlets dotting Circuit Avenue, they were considering this approach. Chairman Packish said he didn't think a dozen stores would open, but there was a lot of fear in the community that it could. Based on his conversations, most of the people were concerned about edibles. The goal was to manage this appropriately, and that meant putting it through a public process, and this was a place holder until the State completed their work. Member McCarthy noted that this was also the bare minimum required by the Act, as you must approve recreational sales where medical was allowed. Chairman Packish agreed saying you could expand the recreational district but not zone it out of the medical district.

Member Albert and the rest of the Board reviewed the map noting the clustering of parcels and location. Member Albert said personally he wasn't opposed to having a retail outlet on Circuit Ave. as you had the Lampost, the Liquor Store, and Jim's. To think the end of civilization was happening

because there was a pot shop seemed silly to him. Chairman Packish said he'd heard the tobacco lobby is so gung-ho on this that they would end up owning the market. They would be mass producing to the level that the mom and pop specialists would be pushed aside. They could still exist like microbreweries, but ultimately the lobbying of the industry would get them into locations similar to alcohol. Then after the states have dealt with it the federal government would come in and tax the whole thing, after all the hard work had been done.

Member Fehl said the Town shouldn't spend too much time on this. Mr. Anderson said he'd invested perhaps three hours in it. Member Hopkins asked if the Board needed to vote on this. Mr. Anderson said he thought they should vote to send this to the Selectmen. Chairman Packish said ultimately they would be having a hearing on this.

Member Hopkins made a motion that they submit this to the Selectmen as the Board's proposal. Member McCarthy seconded. The vote was 4-1 in favor with Member Albert voting against.

Tisbury Water Works request for expansion of WRPOD district and updated DEP compliant use restrictions in Oak Bluffs continued discussion including possible coordination with Edgartown and Tisbury by the MVC

Mr. Anderson said the MVC was still working on this. He had spoken with Mr. Veno who was working on the mapping for Edgartown Vineyard Haven Corridor. Mr. Veno was also working with Sheri Casseau on the WRPOD but he was involved with the MVC turf discussion this evening. Mr. Veno had hoped to have the materials for edg/vh that day, but was having trouble downsizing his maps.

Chairman Packish said he had called Adam Turner asking that he look into the process on this because the Board couldn't continue to have it drag on.

Review of proposed Planning Board associate member by-law

Mr. Anderson pointed to the packet where there were two by-law proposals. He noted that the Board had not wanted to be limited to an associate member that could only work on special permits as there was a need for acting on site plan review, zoning, etc. However, the law only spoke specifically to associate members limited to acting on special permits. Mr. Anderson said when Boards attempted to create by-laws that allowed appointed associate members to work on matters beyond special permits, the Attorney General either rejected the by-law or gave a stern warning to speak with Town Counsel before an associate acted on anything other than a special permit, especially subdivision control law which was silent on associates. It appeared that the AG only approved these by-laws if they were elected associates, at least based on his limited research with Town Counsel. Mr. Anderson said Aquinnah had just received approval for associate members that were appointed the first term but then elected. He said Town Counsel had spoken with the AG on this and it wasn't completely clear that the elected component was what allowed the by-law, but it was clear that this route would be more costly or legally risky.

Chairman Packish asked why the elected route would be more expensive. Mr. Anderson said they could try the Aquinnah approach but if they wanted to tweak it, it would take up legal time. He clarified saying that they weren't 100% sure being elected is what got these by-laws past, and it was that legal research that could get particularly expensive.

Chairman Packish said he saw no value in an appointed associate member. An elected associate member would have given them a quorum on the B1 discussion. In his nearly four years on the Board they had only done a couple special permits, and they had no trouble getting four to vote. An associate member over those four years would have attended the meetings and sat quietly, or perhaps deliberated. But he couldn't see someone who couldn't vote wanting that job.

Member Fehl said when it was first proposed, he had hoped an associate member would be able to do more than just help with special permits. He agreed they didn't do enough Special Permits to require an associate. Member Fehl said he was not in support of this, didn't see the need, and couldn't see anyone wanting the appointed position.

Member Albert said in his 15 years he couldn't remember many meetings being cancelled for this reason. He said he wouldn't take the appointed associate job, you either get involved or you don't, although he wasn't against the idea of trying it.

Member McCarthy said he'd like to think there were people who would like to get involved in government and he understood Member Hopkins' goal of creating an onramp for people who want to get their feet wet in civics. However, from a practical standpoint, he thought the appointed position might get filled but people would likely lose interest. He did see value in the elected position as they had a problem with multiple B1 owners.

Chairman Packish said the only conflict in the business district was zoning changes or if you were a direct abutter. There was no project that would fall under the direct abutter for all members. Chairman Packish said when he read the Aquinnah by-law he was noted that the associates only acted when their vote was required. He'd hope that the associate could fill the fourth seat or fifth seat. For instance, when a Board member went away for a couple months in the winter, it would be an opportunity for that associate to fill that seat. Mr. Anderson mentioned that you could just make it a seven member Board. The Board members rejected that idea.

Member Hopkins said this came to mind when he first went to the Citizen Planner Training Collaborate when they talked about the ramp up time to really become an effective member of a planning board. This intimidated lots of people, so many municipalities had created an "on-bench" position for people who weren't ready to make the full commitment. I thought if the Board put this in place, and someone appeared that thought they might want to run but weren't sure about taking on the full responsibility, it would provide an opportunity to do that. Member Hopkins recognized that there were other ways to get people involved, but he was concerned that they were having uncontested races for Planning Board seats. The Board would get more credibility with contested races and people on the bench. Member

Hopkins was very pleased to have Member McCarthy join them as he was clearly an independent thinker and couldn't be considered cliquish. Ultimately Member Hopkins' goal was to have the institution take on its own viability over its individual members. Chairman Packish said he agreed with all of that, but noted that the three applicants for Member McCarthy's spot were adamant they would run in the spring. They had a fincom representative that attended every meeting of the Board until the town hall discussion ended, and he hadn't been back since. Nobody had yet taken out papers. Member Hopkins said it appeared his argument didn't have a strong foundation as there wasn't that momentum in the community. He supposed he was envisioning an environment that didn't exist. He'd been accused of being an idealist and acknowledged it was true. Chairman Packish said they had worked it through, and they now understood the parameters in case something changed. It couldn't really get on a warrant until 2018 when there would be an open spot on the Board. Member Hopkins made a motion that this be filed away in case it came up under new leadership. The Board voted 5-0 in favor.

Minutes review and approval 1/26/17, 11/10/16, 12/8/16

Mr. Anderson noted that an eight hour public records request from a law firm in Boston related to Hospital Road had prevented him from completing the January 26 minutes. He did note that they were receiving a few hundred dollars in payment for this. He said the November and December minutes had been complete for a very long time but various absences preventing them from being approved. Member Fehl made a motion to accept the Nov 10 minutes as written. Member Albert seconded. The Board voted 5-0 in favor. Member McCarthy made a motion to approve the December 8 minutes. The Board voted 5-0 in favor.

Board Member Updates

Member Albert said he attended an oyster conference and met the people doing the aquaculture in the Lagoon. Since they had started they were finding improved conditions, an "edge effect" as their work was drawing life to what had been sand and water only. They were also doing seaweed propagation, which was cutting edge stuff.

Chairman Packish noted a new report confirming the nitrogen removal potential of shellfish. He noted there had been no scallop in Sengekontacket as the spat had gone out with the tides. The commercial fishermen had found huge quantities just off the beach and were hitting limits instantly. It would extend this shell fishing season by a month, adding \$24,000 per fisherman. Chairman Packish said there was even talk of bringing some of the seed back into the pond to restart the process.

Member Albert said that one of things they had discussed at the workshop was that the environment had changed enough now that the eelgrass could not make a recovery under these conditions. Chairman Packish said as a kid the eelgrass was so thick and long in Sengekontacket you'd cry if you had to go in it. As someone who still fished, he'd only seen eelgrass by the sailing camp in the Lagoon and none in Sengekontacket. Member Fehl said that had changed in the 21 years he'd been on Island.

Chairman Packish said the Ice Rink was scheduled to come before the Board on March 9 if they had their paperwork together in time. They were adding 1900 square feet to the arena space. It was a

recreational room on the use table so there was a thought that the expansion would require them to come before the Board. The expansion was straight out the back and would allow an exercise room and other new training options.

Chairman Packish said the turf meeting was supposed to be happening, and he had been in talks with Adam Turner about next steps.

Chairman Packish said he had also spoken to a property owner who had land out near the Caldwell ANR, where a 7 acre parcel was split. He said Mr. Anderson had done some legwork on this, and given it was an ANR the Board had a very short time to sign off when it had come before them. The Board looked at access primarily, there were no hearings allowed, and the Board followed MGL very carefully on this. There was concern in the neighborhood that the Planning Board had acted illegally and not followed the proper process. Chairman Packish said there had also been talk that since Mr. Caldwell was a large commercial property owner in Town, he had been given special treatment. Chairman Packish said he was asking Mr. Anderson to put a letter together that explained the ANR process, specific to this property, which Chairman Packish would then sign and send to neighbors. He wanted the Board to be aware that he was doing this. He felt it was important as the Board worked very hard to have an open process with integrity and outreach, and with all that hard work he didn't feel it was fair for that misinformation to be distributed. He also wanted people to understand that there are other lots in the neighborhood of that side, and he wanted owners to be aware of that process.

Chairman Packish said they needed to discuss schedule as there were several members who would be out of Town for the next scheduled meeting. As they historically did not meet for the second meeting in February, he had scheduled the next meeting for March 9. The deadline for the Warrant was February 17, and that work had already been completed. Mr. Anderson would be scheduling hearings for the 9th. Mr. Anderson noted that zoning recommendations were due on the 9th, although Mr. Whritenour had given them until the morning of the 10th. Chairman Packish asked the Board if they would like to hold their hearing on March 7th and have the meeting on the 9th to sign off. The Board and Mr. Anderson agreed that schedule would work well.

Barbara Welsh said she had attended the meeting in order to ask for education on Zone II. Chairman Packish asked what she knew on the subject. She was under the impression that any lot in that district was limited to one bedroom. Chairman Packish explained that this was close but not exactly accurate.

Chairman Packish explained that Zone II was related to well drawdown, with Zone I being the first 400 feet around the well. He showed Ms. Welsh a map with all of Zone II, noting that if you had a lot within that area, there was a bedroom limitation associated with the square footage of the lot. He said if had a lot smaller than 13721 square feet, and he acknowledged he was shooting from the hip as he didn't have the numbers in front of him, you would be limited to one bedroom or perhaps two with an enhanced denitrification septic system. If your lot was bigger you could have two bedrooms, or more with enhanced, and so on until you could get three or four bedrooms on very large lots. It was smaller R1 lots that were limited to one bedroom.

Ms. Welsh asked how many lots there were in Zone II. Chairman Packish pointed to the map and they identified 35% of the Town, or 1800 acres. Chairman Packish pointed out lots in the Southern Woodlands which were 130,000 square feet and could have six bedrooms.

Ms. Welsh said she had a piece of property off Pennsylvania Avenue, and she was told years ago there was a plume moving down into the Lagoon. Member Albert and Chairman Packish noted that was a different situation. Chairman Packish said this had more to do with a nitrogen plume and the ponds. For Zone II she should picture a cone of depression that is created when you turn on a well. This pulled water from elsewhere, and based on hydrological studies, they determined how contaminants in the ground water got back to the well. That was Zone II. The Farm Neck Well behind the Oak Bluffs school was responsible for producing the most Zone II in the Town. Chairman Packish noted this was all complex with the WRPOD, Zone II, nitrogen, etc.

Chairman Packish asked for Ms. Welsh's location. Based on her response he suggested she must be right on the edge of Zone II. Ms. Welsh asked if a sewer system was an option to relieve this. Member Albert said she would not see a sewer any time soon. Chairman Packish said if there was a large enough sewer system to handle all these areas, then yes. He said there was a presentation planned for the next night's Selectmen's meeting on the future plans for wastewater. Chairman Packish said he felt the Selectmen and Wastewater Commissioners needed to hear from more people like Ms. Welsh who owned property that was impacted by this. Currently there was no discussion to sewer these areas. There was a potential \$21 million expansion of wastewater, which would expand the plant by 75%, of which 50% to 60% would be earmarked for Lagoon Pond and Sengekontacket watersheds to sewer existing homes. The remaining would be used to expand into areas that were already sewered. Chairman Packish said as a planner who understood the housing issues in the community, he felt it was irresponsible to not look at that upgrade as reaching up to Alpine, which was right by the plant. It was one of the most thickly settled areas.

Ms. Welsh said that was her point, acknowledging that she had her specific issues with it, but everyone knew this was the year-round middle income town, and it was affecting a lot of those people. She said she'd heard there might be a new well, which Member Albert said was another discussion. Chairman Packish said the Planning Board had written a letter saying they did not support a new well that produced any new Zone II, unless it was in the State forest. Chairman Packish said the other thing was, a capital project of this kind would ultimately impact the tax rate. Member Fehl concurred. Chairman Packish said they needed housing. The Town would be saying they would not be sewer her lot but they would be raising her taxes on that lot that couldn't have a second or third bedroom. People needed to be letting the Selectmen and Wastewater know their feelings on this, as it was outside the scope of the Planning Board. Chairman Packish said The Chairman of the Board of Selectmen was also the driving force behind the Wastewater Committee. He thought it was important that Gail Barmakian especially hear, along with the others, that you could talk about the housing problem all day long but if you kept building one bedroom houses, you were moving in the wrong direction.

Member Fehl said this was the biggest issue facing the Town in the next decade. Ms. Welsh agreed with with Member Fehl and said as soon as she told people she was limited to one bedroom they automatically told her how to do it illegally. She said there were three employee houses within two houses of her property that had ten or fifteen people. Member Fehl said they were aware of this. Member McCarthy said that in the interest of civic involvement there was a seat open at the upcoming election on the sewer commission. Member Hopkins said there was no challenge for that seat, and the lack of civic involvement was the biggest issue in Town. Ms. Welsh said she was getting ready to sue the Board of Health, so she didn't think she'd make a great candidate.

Chairman Packish said it should be clear to Ms. Welsh that the Board was just firing from its hip in discussing her situation. She acknowledged this but said she just wanted to get some information. She said she didn't want to sue the Board of Health but if that was her only option that was what she would do. Chairman Packish said everything happening around this issue was contrary to any solution. Ms. Welsh said that was what had struck her. Chairman Packish said the argument you would hear was that people didn't want growth in the Town and changing this would create growth. This was why he advocated for civic involvement and showing up to meetings. These giant decisions were being made through small conversations of three people. He was hopeful, as they were hearing from more people like Ms. Welsh, and they were running out of land to some degree.

Chairman Packish said there was an aggressive Board of Health enforcing the one bedroom rule to the point that if you wanted a new deck the expectation was the inspector would check your bedroom count before you got a permit. Ms. Welsh said they were asking people with existing homes who wanted to change their septic system to do a one bedroom deed restriction. She wondered how you did that if you already had three bedrooms. Further, when people resist, the Board of Health doesn't push the issue, but those who don't resist sign the restriction thinking elected officials were acting in their best interest when in fact they were not. Member Albert said you could create a large opening to meet that requirement. Chairman Packish said he felt it was important and thought the Town needed to do a better job. He thought this was all planning, but in the name of control there were others who did not consider it planning. He said she'd heard some talk about master planning this evening. Chairman Packish guaranteed that she would see a lot of input like hers in that master planning process that would lead to a lot of language talking about sewerage. He acknowledged this wouldn't help her today, it would take probably 24 months, and then the planning of a wastewater plant and funding would be six to eight years. Ms. Welsh confirmed that there was nothing on deck that was going to remedy this for her. Chairman Packish said not in the short term, although she could be part of the solution by voicing your concerns, and although that wouldn't help today, if there were no voices on this, it wasn't likely to ever change. Ms. Welsh confirmed that the meeting was the next day at 4:30 in the library. Chairman Packish said he felt it was important she express where she lived, that there were multiple one bedroom lots there, that they were trying to solve the housing issue, and if they were proposing sewer, that this should be a component of that.

Member Hopkins said they were in the midst of reviewing the HPP and he hoped they were scheduling a joint meeting with the Selectmen, not knowing where that stood. He said he would be reading his personal response to the HPP, and did so aloud:

“The traditional purpose of a certified Housing Production Plan by the Department of Housing and Community Development is not applicable to the town of Oak Bluffs. That said, the strategic nature of this HPP does have value.

I view this HPP as:

A Strategic Plan for the production of affordable housing in Oak Bluffs.

An analysis of development constraints due to infrastructure capacity, environmental constraints, etc.

By signing this report I feel as though I am agreeing to support:

Tax incentives, updated zoning, creation of a Vineyard Housing Bank, efforts to convert larger homes into multi-family units and numerical production goals of 68 Low/Moderate income units over 5 years or otherwise said, 14 per year.

I see in this report a statement of need for rental units of all income levels, but targeting very low to low income levels. Seasonal employees and year round affordable homeownership is a second priority Town’s sewer system is at near capacity – therefore an expansion plan must be a part of the housing plan. I have concerns with the following housing strategies as stated in the report: 8,9,10,12,14.”

Member Hopkins said he hoped others would share their personal take on the HPP as well. Chairman Packish said he would be doing that at a public meeting that was televised.

The meeting was adjourned at 6:25

Documents used in this meeting:

Sign In Sheet

Agenda

3 Uncas Warrant Article

Draft Associate Member By-Laws

Draft Master Plan Funding Article Executive Summary

RMDOD by-law 8.4

Draft MEOD

Draft Minutes November 10 and December 8 2016