



OAK BLUFFS PLANNING BOARD

Meeting Minutes

THURSDAY, JANUARY 13, 2022

5:00 p.m. | Virtual Zoom Meeting

Members in Attendance: Ewell Hopkins, Bill Cleary, JoJo Lambert, Erik Albert, Mark Crossland

Members Absent:

Staff in Attendance: Kim Leaird

Attendees: Aidan Pollard (MV Gazette), Richie Smith, Joe Mikos, Chris Huntress, Patricia Ingalls, Kimberly Kirk, Peter Gearhart, Robert Moriarty, Eric Van Allen, Joe Sullivan, National Ground Work Strategies LLC, Carma Van Allen, Jeffrey DuBard, Ryan Dillon, Candace Nichols, Chuck Sullivan, Dan Doyle

Chair Hopkins opened the meeting at 5:02 p.m. A quorum of all five members was present.

Approval of Minutes

Member Cleary made a motion to approve the December 9, 2021, meeting minutes, the motion was seconded by Member Lambert. A roll call vote was taken and motion passed 3-0.

Site Suitability Tool Presentation

Dan Doyle from the Martha's Vineyard Commission gave an updated presentation on how the Planning Board and other municipal boards and committees can utilize the Site Suitability Tool they developed in order to identify parcels by a wide variety of parameters such as size, zone, etc.

Member Lambert asked who else is using the tool. Right now for Smart Growth planning it's been limited to West Tisbury and down island towns, affordable housing committees. IHT has expressed interest.

Member Cleary thought it should be made more widely available. Dan said they want to be sensitive to the amount of data being processed and it can be time-intensive

Pending Permit Updates

Chair Hopkins said he wanted to give updates on the following projects:

- **112 Dukes County Ave.** — We were positioned to conduct a site plan review but have since have heard from the Building official that this project is not ready to be reviewed because the business use on the first level has not yet been determined. In the meantime, it had been scheduled in front of the ZBA on January 20. Chair Hopkins said he would have met with the building official and ZBA chair before the 20th.

Candace Nichols asked if abutters would receive notice for the Planning Board's site plan review, but would for the special permit via the ZBA. Candace said she is really the only abutter to this

project and has objected all along. She asked if she'd be able to speak during the process. Yes. She then asked if it's possible that this building could be built without knowing what the commercial use is? Chair Hopkins said no, they would have to get a building permit and first need approval from Planning Board and the ZBA.

- **High School Track and Synthetic Turf Field** — We have been compiling documents and hope to release on web site by early next week. Town boards and committees have also received the application (Water, Wastewater, Board of Health, Transportation, et.al.) Once all of the information is available on the web site, this will give board members a couple of weeks to review the material received, then give each of you the opportunity to ask for clarifying material – what else you would like to see to properly review the application. After that, we'll call for the applicant to present its application and continue to a date certain.

Member Cleary asked what implications were of the Dover Amendment? Chair Hopkins said we are obligated to review any additional material that has come out since the Commission made its decision. (see web site: <https://www.oakbluffsma.gov/412/High-School-Track-and-Field>)

Chair Hopkins said he has been in touch with applicant and explained this to Superintendent Matt D'Andrea and chair of the High School committee Amy Houghton. Chris Huntress asked if the documents received from other town departments were available for them to review. Chair Hopkins said he hoped to have them available online early the following week.

- **Shearer Cottage** — Like *112 Dukes County Ave*, the authority is split between the ZBA and the Planning Board. He said he had a series of meetings with the ZBA chair and town counsel to understand the process. Both a special permit and site plan review are triggered. The problem is that there's much less time to decide a site plan v. a special permit. Once the Commission finishes the written decision and it is received back at the town, then we are under a specific timeframe to complete the site plan review. Unclear on if the clock continues for both ZBA and Planning Board. We will also have a published web page for Shearer that includes the joint letter from the ZBA and Planning Board that outlines the criteria by which we will be reviewing the application. (See: <https://www.oakbluffsma.gov/473/Shearer-Cottage>)

When the Commission approves a project the community believes it's all smooth sailing but the MVC does not issue building permits. While we can't lessen the conditions made by the MVC, we can strengthen them. We will take the decision as a foundation by which we will apply our review. Fire, highway water, wastewater all will play a part of this review.

Zoning Reform Subcommittee Update — JoJo Lambert, Mark Crossland

Member Crossland said the subcommittee had met today in addition to Dec. 17 and discussed going forward with 3.4 and 4.2. There is a lot of work involved [still] and it will not be ready in time for the January 21 deadline for draft warrant articles. They did vote to approve sending the issue around 1928/1948 zoning history to town counsel who will go through it and change the wording.

Member Lambert said it was a good meeting today and agreed that 3.4 is going to take some time. Architect Greg Ehrman was there and had a lot of input and we need to take more time to work on this.

Candace Nichols said she'd like to read more about the 1928 and 1948 bylaws and asked where she could read them. She was pointed to the web page: <https://www.oakbluffsma.gov/474/Zoning-Reform-Subcommittee> She asked what was 1978 bylaw reference? Member Crossland said it was last time there was a major overhaul. She said the zoning plans have always been a mess and were they planning to work

on that. Member Crossland said yes. Chair Hopkins said she should know that once the subcommittee finishes its work, they will submit it to the full Planning Board for discussion and vote. Then hold two public hearings and it ultimately needs to go to Town Meeting. She asked if she could forward information for the subcommittee through the Planning Board administrator. She was also told the subcommittee meetings are open to the public.

Comprehensive Wastewater Management Plan (CWMP) Update — Erik Albert

Member Albert said they talked about making a presentation... but the whole thing is too expensive and when the bill comes, people are not going to go for it. People on the system and people off the system will all need to pay for it. For example, someone who is not getting the benefit will have to pay \$1,000/year.

Chair Hopkins said some of those numbers were in minutes we approved tonight. He asked if Member Albert anticipates whether the \$25 million request for first phase will be made at town meeting. Member Albert said he did not know. Chair Hopkins said they appeared in front of Capital Programs and were anticipating the engineers to have a warrant article for first phase and would ask if there is there should be context added re: how much it will cost to residents.

See: <https://www.oakbluffsma.gov/450/CWMP-Comprehensive-Wastewater-Management>

Board Updates

Mark Crossland: Affirmative Investments has contacted state about a friendly 40B (re 8 acres). He said he also took out papers to run again for the Planning Board.

JoJo Lambert: Met last night for Cottage City Historic District.

Bill Cleary: Select Board approved his appointment to Energy Committee and then he was appointed chair. While not one of regular boards and committees, he is doing a lot of work there.

Erik Albert: Streetscape is moving along. There is a Land Bank meeting at the end of the month.

Ewell Hopkins: Went over correspondence in the packet. Member Lambert asked about the Planning Board associate member draft article in the packet and asked whether they had discussed it. It was discussed after moved from the Special Town Meeting to move it to the Annual Town Meeting. (*see January 27, 2022 minutes for formal vote taken*)

Adjourn

Member Albert made a motion to adjourn. Member Cleary seconded. All were in favor.

Meeting was adjourned at 6:13 p.m.

Minutes approved February 10, 2022

Documents on File: *Agenda; Board packet; zoom video*