



OAK BLUFFS PLANNING BOARD

Meeting Minutes

THURSDAY, March 23, 2023

5:00 p.m. | Virtual Zoom Meeting

Members in Attendance: Ewell Hopkins, Bill Cleary, JoJo Lambert

Members Absent: Erik Albert, Mark Crossland

Staff in Attendance: Jessica Downey

Attendees: Sean DeBettencourt

Chair Hopkins opened the meeting at 5:03 p.m. A quorum was present.

Approval of Minutes

Minutes from both the January 12 and January 26, 2023 Meetings of the Planning Board will be approved at the next scheduled meeting on April 12, 2023.

Member Cleary made a motion to approve the minutes from the March 9, 2023 Meeting of the Planning Board. Member Lambert seconded the motion. A roll call vote was taken and the motion passed 3-0.

CPTC Conference Update

The Chair briefed the Board on his attendance at the annual Citizen Planners Training Cooperative (CPTC) Conference, with a list of available classes. He presented the Board with his notes and impressions from a session he attended regarding climate resiliency and planning and how it relates to zoning. The Board's attention was directed to tools that could be used by the Zoning Subcommittee prior to hiring any potential consultants: the first is an Excel spreadsheet into which you enter information regarding the current state of relevant legislation; the second shows resiliency tools that have been implemented across the State that would better improve the currently available language or legislation and incorporates mapping tools and other municipal laws that should be considered. The Chair proposed that the Subcommittee employ the tool and return to the full Board to review in detail.

A discussion followed regarding a tool called BioMap, which speaks to the environmental and climate implications of legislation. The Chair explained that it does not address expansion of commercial zoning or restrictions on residential zoning, which is something that would have to be done in parallel. The Chair expressed that the Board should not

formulate any new subcommittees until after the election, to ensure members' availability. He suggested that the Board begin with tackling climate-related zoning issues at this time, reserving residential and commercial zoning concerns until after the election.

The Chair stated that zoning is going to be the number one job of the Board in April. The Master Plan will be coming up in approximately two years, and the housing production plan is coming up in 2024, so the priority will be to bring zoning recommendations to Town Meeting - not the one taking place this April, but the one following. Accordingly, the Board will be in a good position to update the Master Plan. Member Cleary offered to assist with these objectives. The Chair then acknowledged the need for an alternate member based on the necessity of a supermajority for many of the Board's functions. He also stated that they may have to consider appointing members of the public to head up subcommittees as opposed to only Board members. A discussion followed regarding the utility of appointing an alternate member.

The Chair presented the BioMap tool to the Board, pointing out that it is a visioning tool with mapping and planning built in. The tool breaks down core habitat and critical natural landscape for consideration, with zoom capabilities at the street level. The Chair initiated a demonstration, using the site of the current Southern Tier 40B application as an example.

Board Updates

Member Cleary provided an update on the Climate Action Plan. Progress updates are as follows:

- MVCET launched an Island wide survey to understand the biggest areas/industries where education and training are needed. Specific climate-related jobs are included such as Solar Tech and Wind Tech, Biology, Marine Science, Drinking Water Management, Harbor or Flood Management, Wastewater Management, etc. The survey can be found here. The final date to submit responses is March 31.
- Ferries Now Event on March 31st is booked but folks can still join via Zoom. Presented to the Long Range Vineyard Transportation Task Force, it will take place at the MV film center. The steamship authority is going to be there to see and hear all this information, and the goal is to have our ferries become electrified at some point in the future.
- Vineyard Power - Energy transition program has been launched and the Energy Transition Coordinator is currently working with businesses on increasing access to energy audits and potential funding available related to increasing energy efficiency. A new website has also been launched: <https://www.vineyardpower.com/overview> as a resource for homes and businesses to get information on energy efficiency programs and speak one-on-one to energy coaches on building electrification, EVs, and solar electricity. They are also working with MassSave on tracking progress on implementing energy assessments.

- Polly Hill - Updated their plant selection guide on the website which allows people to select native plants based on their site conditions: <https://www.pollyhillarboretum.org/plants/plant-selection-guide/> In May they will publish an educational brochure which includes courses on native plants.
- Chilmark and Aquinnah together received a federal grant (ETIPP) which will identify energy needs for critical facilities in emergency events, and develop microgrid design and budgets. This is a technical assistance grant which is provided to the towns. Processes are underway to include the other three towns on the Island, as well.

Energy Committee - Member Cleary went before the Select Board with a proposal as to how the Committee wants to spend the Green Community grant money to implement the energy reduction measures that need to be realized. Significant progress has been made in tackling this issue over the last couple of years such that the Committee now has an opportunity to finalize reduction measures. At the outset of the project, there were zero Town buildings that were all electric, and we are now approaching four (Town Hall and the Library are currently all electric, and the Council on Aging and the Fire Station will become all electric). Due to the efforts of the Town and Cape Light Compact, tens of thousands of dollars have been saved by the energy reduction associated with this.

In addition, Member Cleary asked the Select Board for guidance on how they would like to have the Committee involved going forward. They discussed EV charging stations, as well as solar at the landfill and at individual buildings for resiliency. They also addressed an audit for retro commissioning of the Town buildings.

The Committee had a meeting at the Library last week, with significant public attendance. The premise of this meeting was to get people to start talking about climate and climate change. It was a real win for the committee, and for the public. A discussion followed regarding potential topics for future Planning Board meetings.

Member Lambert stated that the OBA is going to meet next week to interview the three candidates for Select Board. A discussion followed regarding the upcoming League of Women Voters meeting.

The Chair provided an update on:

- 3 Uncas Avenue - A few years ago, there was a 40B Application for this project. The Applicant has re-initiated their application, and it is in the Town letters stage. The Chair stated that he has re-submitted the previous Planning Board letter, but asked Members to let him know if they were interested in drafting a new letter.

- Corridor – Significant development potential in this region next to the Southern Tier (currently undergoing 40B proceedings with the ZBA) remains a reality. The Chair stated that he has received a preliminary draft of a proposal for that area, but that no formal application has been filled out. To the east of the Southern Tier is a proposed 96 units:
 - o sixteen 2 bedroom, and
 - o eighty 1 bedroom apartments
 - o 100% ownership,
 - o 25% affordable 80 AMI
 - o 75% 81 to 150 AMI
 - o Commercial buildings along Edgartown-VineyardHaven Road
 - o no public funding.

As such, consideration of previously considered issues such as traffic, roundabouts, etc. now must be re-visited. A discussion followed regarding the potential number of affordable units and the requirements of 40B.

Public Comment – Sean DeBettencourt expressed interest in the zoning reform items discussed earlier in the meeting.

Adjourn

Member Cleary made a motion to adjourn. Member Lambert seconded. A roll call vote was taken and the motion passed 3-0.

The meeting was adjourned at 5:57 p.m.

Minutes approved April 12, 2023

Documents on File:

Agenda; Board Packet; Zoom Video