



OAK BLUFFS PLANNING BOARD

Meeting Minutes

THURSDAY, MARCH 31, 2022

5:00 p.m. / Virtual Zoom Meeting

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

Members Absent: Erik Albert recused from first hearing (Shearer Cottage); Mark Crossland recused from second hearing (High School Track & Field)

Staff in Attendance: Kim Leaird

Attendees:

Aidan Pollard	Douglas Oliveira	Kyla Bennett	Peter Gearhart
Alana Nevin	Elizabeth Dripps	Landscape, Inc.	Rebekah Thomson
Alexa Thorne	Freedom Cartwright	Laura Knight	Richard Toole
Ann Rosenkranz	Graham Stearns	Leanne McAuliffe	Richie Smith
Anna Ashe-Simmer	Janet Packer	Lila Mikos	Ruairi Mullin
Ayesha Khan	Jennifer Blum	Lisa Knight	Ryan Kent
Barb Caseau	Jeremy Houser	Llewellyn Rogers	Ryan Ruley
Becky Nutton	Joe Mikos	Louis Paciello	Sammi Burns
Beka ElDeiry	Joe Schroeder	Lucas Thors	Sara Dingley
Ben Robinson	Joe Sullivan	Mackenzie Condon	Sarah Nevin
Bill Giordano	John Wilson	Marie Doubleday	Scarlet Johnson
Brendan O'Neill	John Wilson	Mark Friedman	Sean's Phone7
Casey Hayward	Jonah Maidoff	Mark McCarthy	Signe Benjamin
Charlotte Packer	Josey Kirkland	Mathea Morais	Sterling Bishop
Christian Huntress	Joyce Graves	Matt Malowski	Steve Auerbach
Dianne Woelke	Kelly Hess	Matthew D'Andrea	Susan Desmarais
Dardanella Slavin	Kimberly Kirk	Maura McGroarty	Tania Laslovich
Diana Conway	Kris O'Brien	Michael Watts	Terry Donahue
Diane Huntress	Kristen Lepine	Mike Taus	Walter Vail
Donald Herman	Kristen Mello	Pamela Bond	William Sullivan
Doug Reece	Kristi Strahler	Patricia Ingalls	Zachary Smith

Chair Hopkins opened the meeting at 5:00 p.m. A quorum of Ewell Hopkins, Mark Crossland, Bill Cleary, and JoJo Lambert was present.

Site Plan Review: Shearer Cottage: 4&5 Morgan Ave., 7 Highland Ave. – Eric Van Allen
Continued from March 10, 2022

Plans to expand and reconstruct existing structure and expand existing parking lot. New landscaping and clearing in process of re-grading for new dwellings and septic system and handicapped accessibility. Applications and plans can be viewed online at www.oakbluffsma.gov/473/Shearer-Cottage

Member Cleary proposed the following conditions for the emergency access. Rather than include the entire bylaw, he would prefer to use the sections and language sent out by the chief.

“Vital access standards will require road improvements on the following roads: Glenwood Ave., Highland Ave., Morgan Ave., Church Ave. in accordance with the following standards: and criteria of Chapter 18 527 CMR 1.00, Massachusetts Comprehensive Fire Safety Code.”

*Code references:
527 CMR 1.00*

18.2.3.4.1.1

Fire department access roads shall have an unobstructed width of not less than 20 feet (6.1 m). Fire department access roads constructed in the boulevard-style shall be allowed where each lane is less than 20 feet but not less than ten feet when they do not provide access to a building or structure.

18.2.3.4.3 Turning Radius

18.2.3.4.3.1

The minimum inside turning radius of a fire department access road shall be 25 feet. The AHJ shall have the ability to increase the minimum inside turning radius to accommodate the AHJ's apparatus.

18.2.3.4.3.2

Turns in fire department access roads shall maintain the minimum road width.

Member Cleary said his other concern is that there is not enough parking for what is proposed with the size of the inn and number of rooms. He is also concerned with the topography for 12 parking spaces but leaves that to the landscape designer. In addition, the handicapped parking next to the pole looks very tight and this is an important element and needs to be adequate.

Member Lambert said she is concerned too about the handicapped parking space. Also concerned with electric cars and taking five years to allow for them. Thinks at least one charging station should be put in within a 2-year period instead. Also said the road on left hand side going to the back is tight but this was addressed by Member Cleary.

Member Crossland said he echoed what has been said about road access and the handicapped parking space.

Chair Hopkins said he'd propose breaking up the parking conditions into three categories that must be approved by planning board:

1. Elevation improvements – parking lot configuration plan
2. Shading and lighting plan
3. ADA compliance and all ratios for ADA parking, will need signoff

He also agreed with Member Cleary that all vital access compliance standards as reference by the fire chief in his 3/14/22 email be achieved for approval of this plan. He agreed with Member Lambert that alternative energy charging stations should be installed within two years.

Chair Hopkins suggested a fourth condition that all new construction comply with current zoning setback requirements. Members Crossland and Lambert were comfortable with this condition. Member Cleary said he is not sure.

Member Crossland made a motion to accept these four conditions. Member Lambert said Member Cleary had reservations. Member Cleary said he thought they should vote on conditions one at a time.

Member Cleary made a motion to accept the first condition on vital access standards with code references. Member Crossland seconded. All were in favor, 4-0.

Member Cleary made a motion on the three components of parking: elevation improvement, shading and lighting improvements, and conforming to ADA parking and ratio guidelines. Member Lambert seconded. All were in favor, 4-0.

Member Lambert made a motion that at least one alternative energy, electric charging station be installed within two years. Member Cleary seconded. All were in favor, 4-0.

Chair Hopkins asked if a motion could be made that all new construction conform to current zoning setbacks. No one seconded, motion failed.

Member Cleary made a motion to approve the site plan review with the three conditions as outlined. Member Lambert seconded. A roll call vote was taken. Motion passed unanimously, 4-0.

A site plan decision will be written and shared with the Zoning Board of Appeals for them to consider as they review applicant for a special permit.

Approval of Minutes

Member Cleary made a motion to approve the March 10, 2022, meeting minutes as written. Member Lambert seconded. A roll call vote was taken and motion passed 4-0

- A 12-minute recess was taken. Meeting resumed at 5:30pm –

A quorum of Ewell Hopkins, Erik Albert, Bill Cleary, and JoJo Lambert was present.

PUBLIC HEARING: Martha's Vineyard Regional High School Track and Synthetic Turf Field Special Permit Application – continued from March 24, 2022

In accordance with the provisions of M.G.L Chapter 40A, Sections 9 and 11, and Oak Bluffs Zoning Bylaw 10.3, the Planning Board held a remote public hearing on Thursday, February 10, 2022 at 5:00 pm and continued to February 24, 2022; continued to March 24; and now continued to March 31, on the application of Superintendent Matthew D'Andrea on behalf of Martha's Vineyard Regional High School, 100 Edgartown-Vineyard Haven Road, Map 55 Parcels 2 and 4. Applicant seeks a special permit under Oak Bluffs Zoning Bylaw Section 8.2 –Water Resource Protection Overlay District (WRPOD) for the installation of a 400m Track and Synthetic Turf Field. The application, plans and all currently available relevant documents are online. Additional studies and reports will be added to the file when they come available. See: <https://www.oakbluffsma.gov/412/High-School-Track-and-Field> Please forward comments to Planning Board Administrator, PO Box 1327, Oak Bluffs, MA 02557 or via email: planningboard@oakbluffsma.gov

Last week we exhausted public comment for those in support. Tonight, we will ask if there is any more comment in support. The planning board has already done a site plan review and reviewed the overall tenor of the project we are currently working within the confines of Section 8.2 Which is the water resource protection overlay district, and the criteria, establishing that special permit, so we are speaking and considering aspect of water resource protection in a sensitive overlay district. He asked that those direct your comments to the materials, the proposal and its impact on the groundwater, that would be helpful general comments of support are welcome but there has been a lot of public requests that we move the process along.

Those who spoke in support of the project:

Donald Herman
Ryan Kent
Louis Paciello
Lisa Knight

Mark McCarthy
Matt Malowski
Douglas Oliveira
Zachary Smith
John Wilson

Mackenzie Condon
Alana Nevin
Graham Stearns
Tania Laslovich
Charlotte Packer

Sterling Bishop
Terry Donahue
Joe Mikos

One person spoke in opposition of the project before we ran out of time. Testimony was heard from Susan Desmarais.

Chair Hopkins reminded everyone the planning board is evaluating the special permit under 8.2 of the Water Resource Protection Overlay District under which this property falls. The public will be allowed to make all the comments they want but understand that the board is constrained and will be voting based on that criteria only.

The hearing was continued to **Thursday, April 21, 2022 at 5:00pm** where testimony in opposition to the project will continue to be heard.

Adjourn

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

Meeting was adjourned at 7:02 p.m.

Minutes approved April 21, 2022

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