



OAK BLUFFS PLANNING BOARD

Meeting Minutes

WEDNESDAY, April 12, 2023

5:00 p.m. | Virtual Zoom Meeting

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

Members Absent: Erik Albert

Staff in Attendance: Jessica Downey

Attendees: Reid Silva

Chair Hopkins opened the meeting at 5:01 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 27, 2023.

Member Cleary made a motion to approve the minutes from the March 23, 2023 Meeting of the Planning Board. Member Lambert seconded the motion. A roll call vote was taken and the motion passed 4-0.

Application for Endorsement of Plan Believed not to Require Approval (Vineyard Blinkers Inc.)

The Applicant, as represented by Reid Silva of Vineyard Engineering and Land Surveying, is seeking endorsement of an ANR plan for the property located at 147 Edgartown-Vineyard Haven Road, Assessor's Parcel number 50-1.

Mr. Silva explained that the property in question is that of Tilton Rental. The Applicant is trying to construct employee housing on a lot that already has one existing employee housing unit. To construct the new employee housing, they need "double zoning". This zoning district requires 60,000 square feet of lot area, so the Applicant needs an additional 20,000 square feet in order to fit a three bedroom employee house on the property. The goal is to get the acreage up while keeping a minimum zoning compliant lot. The adjoining lot (also owned by the Applicant) has the ability to shed acreage to accommodate the ANR. The Applicant is seeking to take the 10,000 square foot Parcel B and the 9,000 square foot Parcel A and transfer them to the employee housing lot. Ultimately, the lot would total 120,000 square feet plus, so it would be possible to add a house. Some portions of the lot do

not meet setbacks, which is an issue that will have to be dealt with in order to get a building permit. The Applicants would rather not combine the two large lots completely, as they would like to retain the separate nature of the business lot and the employee housing lot.

Member Crossland inquired as to whether the Applicant is proposing taking down all of the trailers on the property that do not meet setbacks, and moving them somewhere else in order to get a building permit. Mr. Silva confirmed that is the case, but that he believes they would technically have to do that before they combined the additional parcels. The idea would be to move the subject trailers and subsequently do a no new lines plan that would show one lot with no zoning violations, and another lot with no zoning violations so the Building Official could make a determination that a zoning violation was not created as a result of the transfer.

The Chair stated that he envisions using the standard practice of endorsing an ANR complying with and not creating any non-conforming lots. He reiterated that the Applicant is not seeking a building permit for anything – they are just dividing property and indicating that it does not require the subdivision control scrutiny that it would otherwise require.

Member Cleary inquired as to whether the Applicant had approached the Zoning Board of Appeals regarding this matter. Mr. Silva indicated that they had, and that this ANR appears to be the only path forward at this point. A discussion followed regarding the potential for deed restrictions and affordable housing standards.

The Chair recommended a motion for the Board's consideration: an agreement that this is (as articulated) indeed an ANR and that it is the Board's understanding that no zoning violations will be created due to the subdivision of this lot. Member Crossland Seconded the motion. A roll call vote was taken and the motion passed 4-0.

Board Updates

Member Crossland stated that the Southern Tier 40B is going to the Zoning Board of Appeals tonight hopefully for its final meeting and approval.

Member Cleary stated that the Green Community final contracts are being put together for final bids to the Select Board to facilitate application to the State. Additionally, the Energy Committee is holding a second community outreach session at the Library on April 20th at 5:30 p.m. The Climate Action Plan is going to start doing some WMVY talk forums – the first is Monday April 20th and additional meetings will take place on May 1st, May 8th, and May 20th. Member Cleary will be handing out copies of the Blue Pages at public outreach sessions, and is going to try to get copies in each Town Hall and in the libraries.

Member Cleary made a motion to adjourn. Chair Hopkins seconded the motion. A roll call vote was taken and the motion passed 4-0.

The meeting was adjourned at 5:24 p.m.

Minutes approved April 27, 2023

Documents on File:

Agenda; Board Packet; Zoom Video