



OAK BLUFFS PLANNING BOARD

Meeting Minutes

THURSDAY, MAY 12, 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: Adam Cummings, Amanda Sawyer, Andrew Patch, Ashley Khattach, Bryan Collins, Dawn McKenna, Edward Cifune, George Sourati, Scott Slarsky

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

Active Public Records Requests – Update Board

Chair Hopkins gave the board an update on active public records requests recently. He said he is working to get the rest of the board members town addresses to facilitate things like this. It would simplify information requests for correspondence.

- The Lampost (Brown Legal PLLC, Jonathan Holter) – Extensive, the town is seeing expense coverage
- High School Athletic Field project (John Zarba) – Also extensive, expense has been invoiced
- Shearer Cottage (Eric Van Allen) – completed

Member Cleary asked where the funds paid go for these information request? Funds are deposited into the general fund account of the town. Member Crossland asked why the requests were made as everything is a public record. Chair Hopkins said yes, however we do not routinely publish correspondence. Member Lambert asked if board member involvement included speaking to these individuals – it does not.

Tabernacle Application

The site plan review application has been received in addition to several letters from the public as well as updates from the applicant. There is an applicant web page on the planning board site.

Based on his conversations with the Wastewater and Building departments, Chair Hopkins said there is some question about whether flow will be granted at some point or not at all. He asked what the impact would be in terms of issuing a building permit if there was not an opportunity for wastewater flow or even an onsite system to be implemented.

He wanted to give building department and the wastewater department to weigh in. We've received the zoom recording of Wastewater's meeting but are awaiting written minutes. He had wanted to hold off until they were done and could be reviewed. However, the applicant is interested in moving forward as soon as possible. He asked the rest of the board their thoughts on how soon they should move forward with the site plan review.

Member Lambert thought the Wastewater commission needs to weigh in first. Member Albert asked if we could hear from the applicant.

Ashley Khattach said we all know how wastewater stands right now. They have reviewed the agreement with the town since this process started 20 years ago [with the building of the sewer]. She said they know it's not likely to be resolved quickly but they intend to proceed understanding the risks that are associated with that timeline. They are trying to confirm and be sure about all the other aspects of the project so they can continue to move forward as wastewater plays out in the background.

Chair Hopkins says he is cautious [about that approach] because his last input from wastewater and building left him not confident they will be able to receive a building permit with the bathrooms capped. Wastewater is being pretty firm about their position, in the floodplain is going to impact the ability to do an onsite system. He would be looking for a path forward for the applicant so they can make a reasonable recommendation on site plan review.

It was determined that the board must begin their review by June 12. The consensus was that the site plan review would be scheduled at the next planning board meeting on May 26.

Board Updates

JoJo Lambert: Met last night for Cottage City Historic District. A lot of projects happening right now.

Bill Cleary: We are in the middle of Climate Action Week. Calendar of events is listed at www.thevineyardway.org – This Saturday from 10am-2pm is the culmination of the week at the Ag Hall. In addition, the Green Community application has finally been submitted.

Ewell Hopkins: Anticipates having the high school decision ready before the weekend for board members to review. Has requested that Bill and Erik submit input to reflect their vote should they wish. Decision would then need to be signed early next week.

Adjourn

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

Meeting was adjourned at 5:24 p.m.

Minutes approved May 26, 2022

Documents on File: Agenda; zoom video