



OAK BLUFFS PLANNING BOARD ZONING REFORM SUBCOMMITTEE MEETING MINUTES

Wednesday, June 7, 2023
5:00 p.m. | Virtual Zoom Meeting

Members in Attendance: Ewell Hopkins, JoJo Lambert, Sean DeBettencourt

Members Absent: Mark Crossland, Erik Albert

Staff in Attendance: None

Attendees: Llewellyn Rogers, Peter Goodale, Susan Desmarais, Doug Pease, Kris Chvatal, Mark Leonard, Patricia Ingalls

Chair Hopkins opened the meeting at 5:00 p.m. A quorum was present.

Subcommittee Organization and Membership

Chair Hopkins stated that the goal of this Subcommittee is to bring to Town Meeting language and suggestions that will be supported. With that in mind, the Planning Board has reached out to every Town department for suggestions, and the Building Department has submitted extensive notes. There will be a focus on public outreach and the best way to do that effectively is by drafting something people can “sink their teeth into” and then seeking input. The Subcommittee will then make recommendations to the Planning Board. A discussion followed regarding logistics of the meetings, and the Chairperson stated that he would like to hold the meetings in a hybrid format in order to accommodate wider public participation.

Mark Leonard asked for clarification that the intent is to work through September, come up with suggested language and draft by-laws, bring it to the Planning Board for approval, then ultimately to Town Meeting in April. The Chairperson confirmed. He further stated that the intent is not to bring zoning changes to a special Town Meeting – only to an annual one.

The Chairperson then polled the room regarding which topics attendees were interested in working on, if any. He also asked attendees to add any topics they felt were not included in the Building Department’s list. The results were as follows:

ZONING REFORM SUBCOMMITTEE – TOPIC COMMITMENTS

1. Increasing Commercial Zoned Areas/ Commercial Activity in Residential Zones

- Sean
- Peter
- Kris
- Patricia
- Susan

2. Accessory or Guest Apartments as of Right/ Clean Up Language Re: Home Businesses

- Lou
- Mark L
- Doug

3. Shed Language

- Kris
- Doug
- Lou

4. Subdivisions that Shouldn't Be in R3

- Lou
- Doug
- Patricia

5. Sign Committee – Possibly Eliminate

- Lou

6. Noise By-Law

- Kris

7. Reviewing Definitions

- Lou

8. Minimum Lot Sizes for R3 and R4/Permitted Use Under R1, R2, R3

- Sean
- Peter

9. Mixed Use Zoning

- Susan
- Sean

10. Impediments to Non-Vehicular Transportation Options Due to Zoning

- Sean
- Mark L

11. Affordable Housing Waiver Criteria

- Mark L

12. Short Term Rentals and Fractional Ownership By-Laws

- Mark L

13. Environmental Impact Controls of Development Guidelines

- Susan
- Patricia

14. Commercial Zoning in the Copeland and Cottage City Districts

- Mark C
- Kerry
- JoJo

15. Dukes County Ave. Re-Zoning

- Lou
- Doug
- JoJo

The Chairperson then proposed that the group meet in its entirety once a month: June, July, August, and September, and in between those meetings, the subgroups would meet separately. He indicated that administrative support and access to legal counsel would be available. The next meeting was set for July 12, 2023 at 5 pm.

Adjourn

The meeting was adjourned at 6:09 pm.

Minutes approved August 24, 2023

Documents on File:

Agenda; Zoom Video