



OAK BLUFFS PLANNING BOARD

Meeting Minutes

THURSDAY, June 8, 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: Jessica Downey

Attendees: Thomas Hallahan, Maura McGroarty, Susan Desmarais

Chair Hopkins opened the meeting at 5:04 p.m. A quorum was present.

Approval of Minutes

Member DeBettencourt made a motion to approve the executive session minutes (as to form, not for release) from the May 11, 2023 meeting. Member Lambert seconded the motion. A roll call vote was taken and the motion passed 3-0.

Member DeBettencourt made a motion to approve the executive session minutes (as to form, not for release) from the May 19, 2023 meeting. Member Lambert seconded the motion. A roll call vote was taken and the motion passed 3-0.

Member Lambert made a motion to approve the minutes from the May 25, 2023 regular meeting. Member DeBettencourt seconded the motion. A roll call vote was taken and the motion passed 3-0.

Board Updates

Chairperson Hopkins stated that the subcommittee would be working through the summer, meeting monthly and reviewing progress. In September the subcommittee is expected to have draft warrant language for each topic, or the topic will be tabled until next year. The Planning Board will then vote and in conjunction with the zoning reform subcommittee, have a series of public sessions throughout the fall into the winter presenting the topics. Any necessary changes will be made, with public input. The warrant articles will then be finalized. The warrant articles will be finalized and submitted for Town Meeting in April.

The Chairperson then updated the Board and the public regarding the topic commitments discussed at the Zoning Reform Subcommittee Meeting of June 7, 2023. Those assignments are as follows:

ZONING TOPIC	INDIVIDUALS ASSIGNED
Increasing Commercial Zoned Areas/Commercial Activity in Residential Zones	<ul style="list-style-type: none"> - Sean DeBettencourt - Peter Goodale - Kris Chvatal - Patricia Ingalls - Susan Desmarais
Accessory or Guest Apartments as of Right/Clean Up Language re: Home Businesses	<ul style="list-style-type: none"> - Lou Rogers - Mark Leonard - Doug Pease
Shed Language	<ul style="list-style-type: none"> - Kris Chvatal - Doug Pease - Lou Rogers
Subdivisions that Shouldn't be in R3	<ul style="list-style-type: none"> - Lou Rogers - Doug Pease - Patricia Ingalls
Sign Committee – Potential Elimination	<ul style="list-style-type: none"> - Lou Rogers
Noise By-Law	<ul style="list-style-type: none"> - Kris Chvatal
Reviewing Definitions	<ul style="list-style-type: none"> - Lou Rogers
Minimum Lot Sizes for R3 and R4/Permitted Use Under R1, R2, R3	<ul style="list-style-type: none"> - Sean DeBettencourt - Peter Goodale
Mixed Use Zoning	<ul style="list-style-type: none"> - Susan Desmarais - Sean DeBettencourt
Impediments to Non-Vehicular Transportation Options Due to Zoning	<ul style="list-style-type: none"> - Sean DeBettencourt - Mark Leonard
Affordable Housing Waiver Criteria	<ul style="list-style-type: none"> - Mark Leonard
Short Term Rentals and Fractional Ownership By-Laws	<ul style="list-style-type: none"> - Mark Leonard

Environmental Impact Controls of Development Guidelines	<ul style="list-style-type: none"> - Susan Desmarais - Patricia Ingalls
Commercial Zoning in the Copeland and Cottage City Districts	<ul style="list-style-type: none"> - Mark Crossland - Kerry Scott - JoJo Lambert
Dukes County Ave. Re-Zoning	<ul style="list-style-type: none"> - Lou Rogers - Doug Pease - JoJo Lambert

The Chairperson then asked for public comment. There was none.

Member DeBettencourt inquired as to whether there is a timeline for hearing about developments in the Regional High School Matter. The Chairperson stated that the next hearing is scheduled for July 14th.

Adjourn

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

Minutes approved July 13, 2023

Documents on File:

Agenda; Board Packet; Zoom Video