



OAK BLUFFS PLANNING BOARD

Meeting Minutes

THURSDAY, JULY 22, 2021

5:00 p.m. | Virtual Zoom Meeting

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

Members Absent: Mark Crossland

Staff in Attendance: Kim Leaird (*Administrator*)

Attendees: Joe Sullivan, Ben Scott, Bruce Merritt, Patricia Ingalls, Donalexander Goss, Kris O'Brien, Ted Fink

Chair Hopkins opened the meeting at 5:02 p.m.

Approval of Minutes

Member Cleary made a motion to approve the July 8, 2021, meeting minutes. Member Lambert seconded. A roll call vote was taken and motion passed 3-0-1 (Member Albert abstained).

Southern Tier Housing RFP/Evaluation Team progress

There was a site visit yesterday for two potential applicants to see the site. Chair Hopkins said the evaluation team is really important and we have not formulated yet which elected boards will review the RFP applicants. Member Crossland was not present to update the board. Agenda item tabled.

All Island Planning Board Group, Letter to MVC Board Chair

Chair Hopkins mentioned a letter formulated by the group to the Martha's Vineyard Commission chair. The group's work has centered around issues they can all agree on and the letter shares that with them.

Zoning Enforcement Action, 194 Edgartown-Vineyard Haven Road, Map 40 Parcel 10

Chair Hopkins said this is property owned by Goodale's Construction on the other side of the Alpaca Farm. The building department issued a cease-and-desist letter with terms. It is included on agenda because it relates directly to zoning in the Southern Tier. He wanted board members to be aware and some of the challenges faced in this area, especially as the Planning Board is author of bylaws. As the zoning reform committee picks up work again, it should be a focus.

Member Lambert asked for more details about Ewell's conversation with Tom Perry. It's a residential zone but most of it is commercial there. Chair said it's not in front of the Planning Board in an official capacity. This was an enforcement action on behalf of the building department after receiving a number of complaints. They deemed that activity was taking place there inconsistent with what is allowed. They must cease and desist or be issued a daily fine.

Member Cleary asked if the property owner was going to comply. Chair Hopkins said he has not seen any formal objection.

Chair Hopkins said he would not receive public testimony although he acknowledged the written testimony and said that would be received.

Board Updates

Bill Cleary:

- The Climate Resiliency Committee has received money from the state for their climate action plan. Now the real work begins.
- The Energy Reduction Plan is now completed and will be presented to Select Board and school committee soon, expedited permitting process and request that they adopt an energy vehicle policy. Then we can submit the application.
- At one point, he thought they could combine the two committees (Climate Resiliency / Climate Action) but they require separate ones. He is interested in serving on the latter along with Emma Green Beach.
- Chair Hopkins went down the list of Climate Action initiatives: East Chop bluff, Farm Pond culvert, Harbor jetties, and Inkwell Beach protection. Potential additional initiatives include: storm water drainage off town beaches, access to the hospital, Seaview Avenue, and East Chop Drive / Crystal Lake.
- Member Cleary is hoping to be appointed to Energy Committee.

JoJo Lambert:

- Attended the zoning amendments workshop and found it helpful. She and Member Crossland are still planning to start in October.
- Member Cleary also attended and thought the handout was a great resource and almost a template.

Ewell Hopkins:

- Went through the board packet and pointed out letter to Joan Malkin, the email from Liz Durkee re: the climate action items, and research done around how to allow for an associate / alternate Planning Board member when necessary. It's also a way to get others involved on the board without having to go full throttle with a 5-year elected term. Member Cleary said in addition, there is so much work to be done and adding another could potentially help alleviate some of that.
- Shared Winter Streets grant work is just about completed, awaiting electrical work.
- 3 Uncas Ave. is in front of Historical Commission, a potential 40B application. They want to tear down the building and he does not foresee this being in front of the Planning Board.

Adjourn

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

Meeting was adjourned at 5:37 p.m.

Minutes approved August 12, 2021

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