

February 27, 2020

To: The Martha's Vineyard Commission

From: Genevieve Hart Abbot and Philip Cordella, Oak Bluffs

Re: Grace Period

Please consider the following when deciding the Packisch/Jones project.

As you know the vast zoning changes across the Island in the 70's and after, were accompanied by "a grace period" that allowed projects to be built under the previous rules for a specific period of time. The Packisch/Jones proposal should follow this protocol as well.

Here are two previous examples:

1. *Comprehensive Land Use Reform and Partnership Act Description of Sections May 18, 2010 Overview of the bill: The bill proposes changes to three existing sections of Massachusetts General Law and creates one new chapter. Offers clarity and updating of Chapter 40A (The Zoning Act), Section 81D of Chapter 41 (the master plan) and portions of Chapter 41 (The Subdivision Control Law).*

*"The bill requires that zoning ordinances and by-laws not be inconsistent with an adopted master plan under c. ... A seven year grace period is available to comply, and a city or town without a plan may instead adopt an existing regional plan.";*



*And,*

2. <https://www.planning.org/pas/reports/report115.htm>  
*Experience has demonstrated that even the best zoning ordinances do ... are not comprehensive ordinance revisions proposed by planning agencies after ... of the zoning ordinance as previously adopted rather than effecting changes in it, they ... And in Massachusetts, a statute establishes a two-year waiting period and ...*

We urge you to provide relief to the applicants by substantially reducing the contribution affordable housing based on the new July 2019 guidelines.

Thank you for your consideration.

Sincerely,

  
Genevieve Hart Abbot  
  
Philip Cordella