

Town of Chilmark, MA

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Peaked Hill Pastures Proposals Committee Minutes 06/27/18

Peaked Hill Pastures Proposals Committee Meeting

Wednesday, June 27, 2018

8AM

Members Present:

Jim Malkin (Chairperson), Ann Wallace, Ursula Goodenough, Jane Slater, Clark Goff, Leonard Jason,

Members Not Present:

Peter Cook

Members of the Public:

Sig VanRaan

Staff:

Jennifer Christy

Chairperson Malkin opened the meeting at 8AM.

Mr. Malkin described the area of Peaked Hill Pastures, noted that the area of interest is in a previously approved subdivision and described the task of the committee:

Research the area to understand the features and make-up of the land and compile a list of the uses for the area that the Town might pursue.

Mr. Malkin continued and suggested that the committee would perform analysis on the various ideas for use that are proposed and then open those ideas up for discussion at meetings throughout the fall. He concluded by proposing that a plan for the area should be brought to the Annual Town Meeting in the spring of 2019.

Mr. Malkin noted the meetings of the committee would last one hour and there will be no meetings in August.

Mr. Jason asked the size of the lots owned by the Town of Chilmark. It was noted by Mr. Goff that the lots owned by the Town, and available for development, total approximately 16 acres.

The committee members spent time becoming familiar with the area and discussing the general way forward for the committee. The committee looked at the draft preliminary plan of a subdivision that was provided to the Planning Board for consideration in both February and May.

Mr. Goff provided a map showing the elevation of the land and briefly described where major landmarks are.

Mr. Malkin stated he is open to a discussion of opinions at this time, but that he would prefer the committee refrain from discussing opinions until the research phase has begun. He would prefer that the committee be open to all options that the committee believes should be pursued.

Ms. Slater asked that a large map of the subdivision be provided for the next meeting. Mr. Malkin asked that the plan be provided electronically as well to all members. Mr. Goff asked that a colored GIS map also be provided to the members as well and printed large for the next meeting, if possible.

It was noted that the plan provided to the Planning Board that shows a subdivision of the area into many lots may be a good plan, but that there may be other options that are better for the Town and options that may be more considerate of the long-term.

Mr. Jason suggested that the Town needs to be looking at the needs that are going to be apparent in 50 years. Mr. Malkin agreed that a long-view would be beneficial.

Mr. VanRaan introduced himself and noted that he is attending to represent Bill Edison and the ballfield users/attendees. He described Mr. Edison's experience with the ballfield and Mr. Edison's experience in Elk, CA where he was from and which Mr. VanRaan described as similar to Chilmark. Mr. VanRaan wondered if a non-profit could be established to develop and maintain a recreation area with the ballfield as a central focus.

Ms. Wallace reiterated the importance of Mr. Jason's statement that the committee needs to look at the long term view and she suggested a staged approach to the development of the area.

Ms. Slater suggested that a list be developed of the options for the area with a consideration of the next 50-100 years.

Mr. Goff suggested the committee consider rental units in order to provide a perpetual amount of housing. He also suggested that the housing at the area be clustered.

Mr. Jason noted the problems with summer traffic in Chilmark related to the Community Center and suggested that the committee look at the problems that face Chilmark and then determine how they could address those problems as they consider the development of the Peaked Hill area.

Mr. Malkin suggested that each member develop a list of the various ideas that each member has for the area and bring this to the next meeting.

Ms. Wallace inquired whether now would be the time to ask the Town's committees and Boards if they have concerns that should be considered.

Mr. Malkin suggested that the process of reaching out to other Boards and committees come later.

Mr. Jason stated that the process should develop a well-considered plan that will work into the future.

Mr. Goff inquired further with Mr. VanRaan about possibilities of funding.

Ms. Slater asked for clarification on how the area is maintained now. It was determined that minimal mowing and Town maintenance is followed.

Mr. Malkin reiterated that the homework is for each member to develop a list for the next meeting of the various uses that could be pursued at Peaked Hill Pastures.

The next meeting was scheduled for Wednesday, July 11, 2018 at 8AM.