

Scope of Work: Peaked Hill Pastures Housing Project dated April 13, 2021

1 The Martha's Vineyard Commission in partnership with the Town of Chilmark seeks technical
2 assistance to conduct Community Engagement and Visioning for Peaked Hill Pastures Housing
3 Project. The consultant will be responsible to create comprehensive strategy and planning
4 document to help build consensus among town boards, stakeholders, and the engage the
5 broader town community. The consensus building, community engagement, and visioning will
6 help the town identify possible design and density thresholds with a mix of incomes to create
7 both rental and homeownership opportunities within a pocket neighborhood while maintaining
8 Chilmark's rural character.

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10 In preparation, the consultant should review and evaluate all files relative to the Peaked Hill
11 Pastures site in addition to recent Site Analysis and Engineering Plans. The consultant will work
12 with the MVC, Planning Board Sub-Committee while maintaining a detail Work Program to
13 ensure the completion of all tasks by December 1, 2021. The complete planning document
14 should address the following tasks:

15 1. Meet with the Peaked Hill Pastures Sub-committee, Affordable Housing Committee,
16 and Planning Board to develop a community engagement strategy to gain support
17 from identified stakeholders, abutters, and general public to create a multi-
18 generational, mix of incomes including both Affordable and Community Housing,
19 within a thoughtfully designed Pocket Neighborhood.

20 a. Work with the Planning Board Sub-committee, Affordable Housing, and
21 Planning Board to identify the following:

22 i. Present development options for the full 16 acres site:

23 ii. Identify and Present three or four different design and density
24 options and models from Island and off Island Housing Projects to be
25 super imposed on the Peaked Hill Pastures development site.

26 1. Even though there is a maximum up to 72 bedrooms allowed
27 on the 16 acres, the town does not intend to maximize the
28 total development at this time

29 2. The town will consider a range of density options:

30 a. Land can accommodate 28+ bedrooms on the 6.8 acre
31 site

32 b. Town will consider higher density options beyond the
33 28 bedrooms.

34 c. Town will consider Flexible Zoning and other
35 developments options such as a friendly 40B
36 Comprehensive Permit

37 iii. Present overall financial budget and costs of each potential
38 development with advanced denitrification systems.

39 iv. Identify federal and state grant funding opportunities.

40 b. Work with Planning Board Sub-committee to outline Community
41 Engagement and Visioning Session Process

42 c. Implement 3 Community Engagement and Visioning Sessions for Peaked Hill
43 Pastures over the summer and fall.

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- 44 i. Each public session should have basic themes and a strategy to
- 45 achieve public consensus while preserving the values and rural
- 46 character of Chilmark
- 47 2. Prepare and summarize a report that can begin a basic outline of a Request for
- 48 Proposal for Design / Build Options for the following years 2022 and 2023.
- 49 3. All meetings will be held remotely per the Open Meeting Law under Covid-19
- 50 4. All work must be completed by December 1, 2021.
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