**Approved Meeting Minutes**

**Chilmark Planning Board Meeting**

**December 18, 2023**

**4:30PM**

**Via remote participation**

Present: Ann Wallace, Catherine Thompson, Peter Cook, Hugh Weisman, Rich Osnoss , Janet Weidner

Not Present: Mitchell Posin

Public & Board/Comm. Members: Thomas Humphrey, Billy Meegan, Samuel Houghton (at 4:39PM)

Staff: Jennifer L. Christy

Site: Remote Meeting/Participation on ZOOM

The Meeting was opened at 4:30PM by Chairperson Rich Osnoss. Rich mentioned that he is interested in speaking about going back to in-person meetings. Peter Cook suggested that in-person meetings could be held in the Tri-Town Ambulance building. Rich Osnoss asked if Jennifer Christy could look into whether this could work for the Planning Board.

**Minutes:**

* December 11, 2023 were not reviewed.

**PB Subcommittee on the Menemsha Traffic Calming review:**

* Janet Weidner, Chairperson of the Subcommittee, provided a summary of what has occurred up to this point.
* Janet Weidner referenced a memo that has been drafted and sent to Board Members in advance of this meeting to review.
* Ann Wallace made a motion to send the informational advisory memo to the Select Board. The motion was seconded and the motion was approved unanimously by a roll call vote.

**Discussion: Agricultural zoning bylaw amendments:**

* Rich Osnoss noted that the topic has now been placed back with the Planning Board as of the Select Board meeting on December 14th.
* Rich Osnoss stated he felt that the Board should do some work before reaching out to other members or the public for input.
* Ann Wallace described the forums that the Planning Board held with the help of Karen Sonnenberg when the Board was working on the Peaked Hill Pastures affordable housing topic. She thought that a consultant would be helpful to frame the topic.
* Peter Cook noted that those forums were set up after productive meetings were held that developed an idea. He noted that a lot of parameters were worked out before the forums.
* Peter Cook noted that the first thing that needs to happen is a group that looks at the concept of farms changing their level of activity to a new level. He thought it would be important that parameters are found to be acceptable to the Town first before having open forums.
* Rich Osnoss asked if Peter Cook was asking if this means that members should come to future meetings with ideas for parameters. Peter Cook thought that it would be beneficial to see if a subcommittee should be established or a working group.
* Rich Osnoss clarified that the question may be would the Select Board be in favor of a subcommittee being established or whether that would not be acceptable. Ann Wallace remembered there were concerns about conflict of interest. She suggested contacting the MV Commission.
* Rich Osnoss suggested that Jennifer Christy reach out to Bill Veno or Adam Turner to see if they may assist.
* Rich Osnoss also requested that Jennifer Christy please find the agricultural bylaw documents that have been previously shared with the Board and send those again.
* Peter Cook suggested that the Agricultural Society may also be a resource.

**Zoning Bylaw Discussion, Exception for Affordable Rental Housing Discussion:**

* Rich Osnoss stated he had placed this topic on the agenda.
* Billy Meegan was recognized and explained that he was thinking that if Homesites and Youth Lots may be reduced to less than an acre then possibly section 6.10, A., 2. could be amended to allow for more units.
* Ann Wallace noted that 40B was developed so that Towns can create affordable housing units with less constraint than having to change the Town’s bylaws. She inquired, if there is such a tool at this point, why not look at Peaked Hill through this process and she noted she is hesitant to change a bylaw when there is a tool that will help solve the problem.
* Billy Meegan noted that from what he sees there is no plan to go forward with a 40B type of project for Peaked Hill Pastures.
* Catherine Thompson asked at what stage is the Peaked Hill Pastures Affordable Housing RFP Committee. It was not clear the exact stage of the RFP committee.
* Rich Osnoss stated he would share the RFP document with the Board members.

**PB Subcommittee Master Plan:**

* Janet Weidner summarized the plan forward for the Master Plan work.

**Minutes:**

* December 11, 2023 were reviewed and approved as amended.

**Correspondence:**

* The Board members were alerted to an email from Bill Veno about the rescheduled Overlay Zoning workshop on January 6, 2024.
* The Board members were alerted to the fact that the new dues statement from MA Planners was received and the dues are now $90/year instead of $80/year. It was decided that the DRAFT budget with this amended number will be approved once the salary amounts are inserted in the budgets.

**Zoning Bylaw Discussion-Accessory Apartments and Guest Houese:**

* It was decided that the Accessory Apartment/Guest House zoning bylaw topic be placed on the next agenda and that the materials shared by Hugh Weisman be sent again to the Board members.

A motion was made to adjourn the meeting. The motion was seconded and the meeting adjourned at 5:27PM.

**Next Meeting(s):**

* Thursday, December 14, 2023, 5:30PM with the Select Board
* Monday, Dec. 18, 2023, 4:30PM

**Documents:**

Minutes respectfully submitted by Jennifer L. Christy