**APPROVED**

**Chilmark Planning Board**

**September 23, 2019**

Present: Mitchell Posin, Catherine Thompson, Janet Weidner, Rich Osnoss, Chris MacLeod, Peter Cook

Not Present:

Public & Board/Comm. Members: Jan Buhrman, Jim Feiner, Chris Murphy, Ann Wallace, Clark Goff, Chris Alley, Ariana Binney, Stephanie Danforth, Jessica Roddy, Sally Cook, Wendy Wolf, Colin Ruel, Nettie Kent, baby, Thomas Bena, Nancy Aronie, Jonah Maidoff

Staff: Jennifer Christy, Admin. Asst.

Meeting was called to order at 4:32PM

* + - **Continued Public Hearing for Proposed Zoning Bylaw Amendment to Section 6.9, B. Definitions, 3.a. Homesite Housing:**
			* Mr. Osnoss opened the continued hearing at 4:33PM.
			* Mr. Osnoss repeated the change that has been proposed for amending the zoning bylaws.
			* Mr. Osnoss asked if the Housing Committee would like to have a chance to address the zoning bylaw amendment proposal.
			* Mr. Feiner distributed a document/chart to the Board members and he recounted an experience where he helped create a homesite lot on a lot that is less than an acre in size and he noted that it was very difficult. He mentioned that it would be useful if the process were not so difficult. He also noted that he has consulted with an engineer who has confirmed that it is unlikely for a lot to be created on a lot that is less than ½ acre in size.
			* Mr. Feiner also noted that there are currently 190 lots in Town that are less than one acre in size with a dwelling built on each of them. He further noted that of that 190 lots there are 35 that are affordable homesite lots.
			* Mr. Murphy stated that there are many small areas of the zoning bylaws and subdivision control laws that could be amended to introduce more options for affordable housing.
			* Mr. Posin expressed concern for abutters/neighbors who may have bought a lot next to a five acre lot which could be potentially eligible to site 4 affordable homesite lots if the zoning bylaw is amended as proposed. Mr. Feiner stated that any homesite lots are required to be granted a special permit to develop.
			* Mr. Murphy stated that the small changes that can be made to the zoning bylaws to encourage more homesite lots could be helpful to young people in Town and these small changes would not be made to benefit the seasonal population.
			* Ms. Weidner reminded the Board that there had been discussion at the first session of the public hearing that there could be a limit of acreage that a person may have in order to create a homesite lot.
			* Mr. Murphy stated that a homesite lot needs to meet Board of Health requirements and would have to adhere to the potential issues such as the Menemsha Water Company requirements in Menemsha.
			* Ms. Danforth stated that it would be great if there were, as a result of this amendment proposal, many more lots that could be purchased by young families and she encouraged the Board members to endorse the proposal.
			* Mr. Cook suggested that the elimination of the phrase “but not less than one acre”, as proposed by this amendment, opens the door to possible providers and purchasers of homesite lots for a very few due to the fact that it can be very difficult to site a house on less than one acre. But, he continued, there are possibly a few lots upon which it could work and that would be helpful to those who are searching for a homesite lot.
			* Mr. Cook further stated that it would be a good idea to use this homesite zoning bylaw amendment proposal as a starting point to begin addressing more changes to the zoning bylaws to continue opening up more possibilities for affordable housing.
			* Mr. Bena suggested that an effort be made to encourage or incentivize people to rent large seasonal homes.
			* Ms. Kent stated that she is trying very hard to find a way to stay in Chilmark and it is currently too expensive. Ms. Kent urged the Board members to take action to create avenues to provide more affordable housing.
			* Mr. Posin stated that he would be more in favor of affordable homesites in one area, such as in the Peaked Hill area, rather than allowing less than one acre homesite lots on smaller lots all over Town.
			* Ms. Thompson stated she is in favor of the proposal due to the fact that the possible impact of adopting the proposal as presented is an increase in affordable homesites and the downsides do not appear to be numerous.
			* Mr. Feiner inquired if any of the Board members were aware of any Chilmark homeowners who had sold their lot because an affordable homesite had been built next to their lot. No Board members had knowledge of this happening.
			* Mr. Murphy encouraged the Board members to review the possibilities for amendment proposals to see if there are other ways that the inventory of affordable housing may be increased.
			* Mr. Goff noted that the Board members should go to see the affordable housing lots that are existing now and note the possible impact homesite lots may have on neighbors.
			* Ms. Binney noted that there are ways that lot owners can work with neighbors to lessen the impact of affordable housing on neighboring lots.
			* Ms. Kent stated that it may be easier for families to investigate the purchase of less than an acre, rather than a full acre, from an interested party.
			* Mr. Posin reiterated his view that a limit should be inserted into the proposal amendment.
			* Mr. Alley noted that a ½ acre lot would only be able to accommodate a 2 bedroom house unless there was an advanced type of septic system.
			* Mr. Cook moved to continue the public hearing to Monday, October 21, 2019 at 4:30PM. The motion was seconded and all four voting members voted to continue the hearing to October 21, 2019.
		- **Lot Release Request: Howland Subdivision, Map 34, Lot 1.6, plan dated Nov. 14, 1987**
			* Mr. Alley presented the Howland plan and requested that the remaining lots that were not released earlier now be released: Lots 1.4, 1.5, 1.6, and 1.7. Mr. Alley went through the covenant to confirm that the requirements have been met in order for the Planning Board to allow releases.
			* Mr. Posin made a motion to approve the lots releases for the four lots. Ms. Weidner seconded the motion. All ayes.
		- **Guest House Approval Proposal: Map 18, Lot 49.1, 40 Tysbury Manor:**
			* The Board members signed the Guest House approval certificate.
		- **Form A: Map 14, Lot 1 & Map 20, Lot 106, 2 & 4 Gosnold’s Way:**
			* The Board members signed the Form A endorsement certificate.
			* **Correspondence:**
			* No correspondence was reviewed.
* **Topics not reasonably anticipated by the Chairperson at the time of posting:**
	+ Mr. Cook stated that he had attended the last Housing Committee meeting and he let them know he would get the subcommittee restarted on the work of a proposal for Peaked Hill Pastures site.
* **Minutes:**
* The minutes of August 12, 2019 were reviewed. The minutes were approved with one change,
* The minutes of Sept. 9, 2019 were reviewed. The minutes were approved as written.
* **Next Meetings:**
	+ October 21, 2019, 3:00PM Subcommittee Meeting-Peaked Hill Pastures proposal
	+ October 21, 2019, 4:30PM Continued public hearing
	+ October 28 , 2019, 4:30PM No meeting scheduled/Special Town Meeting night
	+ November 11, 2019, 4:30PM No meeting/Veterans Day holiday
	+ November 23, 2019, 4:30PM
* **Documents:**
* Form A Application & Plan: Map 14, Lot 1 & Map 20, Lot 106, 2 & 4 Gosnold’s Way
* Rules & Regulations Governing Subdivisions in Chilmark
* Chilmark Zoning Bylaws 2019
	+ - DRAFT zoning bylaw amendment proposal to amend Section 6.9, B. Definitions, 3.a. Homesite Housing

Meeting adjourned at 5:53PM. Minutes respectfully submitted by Jennifer L. Christy