**APPROVED**

**Chilmark Planning Board**

**October 21, 2019**

Present: Mitchell Posin, Catherine Thompson, Janet Weidner, Peter Cook, Ann Wallace

Not Present: Rich Osnoss, Chris MacLeod

Public & Board/Comm. Members: Clark Goff, Jessica Roddy, Colin Ruel, Reid Silva, Jan Buhrman, Lizzy Schule, Eileen Walsh, Jessica Sanseverino, Richard James

Staff: Jennifer Christy, Admin. Asst.

Meeting was called to order at 4:30PM

* + - **Selection of interim Chairperson:**
			* Ms. Thompson made a motion to appoint Janet Weidner as interim chairperson for the duration of the meeting. The motion was seconded. All ayes
		- **New Member welcome:** The new member, Ann Wallace, elected at the joint Board of Selectmen and Planning Board meeting on October 15, 2019, was welcomed.
		- **Continued Public Hearing for Proposed Zoning Bylaw Amendment to Section 6.9, B. Definitions, 3.a. Homesite Housing:**
			* Ms. Weidner opened the continued hearing at 4:33PM.
			* Mr. Posin discussed how Board of Health regulations would limit the size of a lot for a two bedroom home.
			* Mr. Cook inquired whether language of size of lot should be mentioned at all in the zoning bylaw and therefore allow the other regulations to control the size of lots. Mr. Cook noted that he sees few downsides to endorsing the elimination of the phrase, “but not less than one acre”, from the zoning bylaw. Mr. Silva noted that it is already difficult to fit a septic system on a lot that is less than one acre and a lot that is less than one acre creates difficulty in meeting other requirements of the zoning bylaw. He noted that the Town is rural and all of Chilmark’s regulations are based on large setbacks that create a rural sense.
			* Ms. Roddy noted that the Board of Appeals have approved a lot that is less than one acre twice and suggested that the elimination of the phrase would take out the step of requiring a variance from the ZBA.
			* Mr. Ruel stated that the elimination of the phrase would smooth the pathway to the possibility of a the purchase of a less than one acre lot.
			* Mr. Silva suggested an additional change may be to amend the areas of the zoning bylaws that stipulate setbacks.
			* More discussion occurred about how other regulations in other departments of Town and the current zoning bylaws may be amended in order to encourage affordable housing on smaller lots.
			* Mr. Goff inquired what the current cost is to determine whether a lot is buildable for affordable housing. Mr. Silva stated that $5000 might be a reasonable number to have in order to determine if there is buildability.
			* Ms. Sanseverino noted her enjoyment of being part of the Chilmark community. She wondered how future teachers and builders are going to be a part of the community with such high costs of living.
			* Brief discussion occurred about how Nantucket has developed affordable housing. Discussion occurred also about how the character of the Town will change if there is no housing for people who are working on the island.
			* Ms. Buhrman noted her support of efforts to increase the availability of affordable housing and also noted the difficulties of working with lots that are less than one acre, from a Board of Health regulations standpoint.
			* Ms. Thompson moved to continue the public hearing to Tuesday, November 12, 2019 at 4:30PM. The motion was seconded and all four voting members voted to continue the hearing to November 12, 2019.
		- **Form A: Informal Discussion Map 31 Lot 6 (James) & Map 31, Lot 5 (Principato), Abel’s Neck Road:**
			* The Board and Mr. Silva discussed the idea for the redrawing of lines with a result of a Guest House being transferred to a different lot.
			* Discussion occurred about whether the Board could endorse an ANR plan with the knowledge of zoning violations.
			* Mr. Silva stated he would be back to the Board after conferring with the Building and Zoning Inspector and when a Form A plan is developed.
		- **Review of Attorney General Decision re Swimming Pool Zoning Bylaw Amendment, Oct. 4, 2019:**
			* The Board reviewed the letter from the Attorney General dated October 4, 2019.
			* **Correspondence:**
			* The letter from Sergio Modigliani was reviewed and discussed. The Board members answered the two questions: the Zoning Board of Appeals is writing and sending the letter to BBRS and the current regulations are what are in effect now.
			* The Board reviewed the email from Chris Murphy and noted that his ideas should be incorporated into future discussions on how the zoning bylaws may be amended to encourage affordable housing. It was suggested that the email be shared with the Housing Committee to develop a proposal that is brought back to the Board for zoning bylaw amendments.
* **Topics not reasonably anticipated by the Chairperson at the time of posting:**
	+ - * The Board reviewed the letter from the ZBA to the Board of Building Regulations and Standards (BBRS) and they endorsed the letter.
* **Minutes:**
* The minutes of Sept. 23, 2019 were reviewed. The minutes were approved as written.
* **Next Meetings:**
	+ October 22, 2019, 5:30PM All Island Planning Board Meeting, West Tisbury Library
	+ October 28 , 2019, 4:30PM No meeting scheduled/Special Town Meeting night
	+ November 11, 2019, 4:30PM No meeting/Veterans Day holiday
	+ November 12, 2019, 4:30 Continued Public Hearing on Homesite Housing ZBLs
	+ November 25, 2019, 4:30PM
* **Documents:**
* Homesite Housing DRAFT Zoning Bylaw Amendment
* 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