**APPROVED**

**Chilmark Planning Board**

**November 23, 2020**

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

Not Present: Chris MacLeod

Public & Board/Comm. Members: Ed Higham, Deb Packer, Clarissa Allen

Staff: Jennifer Christy, Admin. Asst.

Site: Remote Meeting/Participation on ZOOM ID 960 7377 4350

Chairman Osnoss called the meeting to order at 4:30PM

* **Discussion: Edward Higham re Restrictions of structures on lot at 5 Old Farm Road**
  + - * Mr. Higham was recognized and described his question.
      * Mr. Higham owns 5 Old Farm Road and proposes to replace the uninsulated “bunk house” with a garage and a small apartment above.
      * He noted that there is a condition on the Old Farm Road subdivision plan from 1993 (Eleanor D. Pearlson and Julia G. Sturges) that restricts Lot 4 (5 Old Farm Road) to “one habitable dwelling structure per lot” (condition #7 on the 1993 plan).
      * The Board informed Mr. Higham that the appearance of the condition #7 on the plan precluded the Board from advising that he would be allowed to build more habitable dwelling structures on the lot.
      * Brief discussion occurred and no action was taken. Mr. Higham thanked the Board for their time.
    - **Guest House Zoning Bylaw (4.2A, 1., e.): Discusssion**
      * Mr. Posin began the discussion and suggested that the 5 year waiting period may not be a useful condition now.
      * The section of the Zoning Bylaws, 4.2A, 1., was screen-shared.
      * Mr. Posin suggested the elimination of the 5 year waiting period due to the fact that a waiting period may deter some from building an affordable dwelling.
      * Ms. Wallace noted that the Housing Committee has reviewed this issue in the past and wondered if a joint meeting of the Board and the Committee may be useful.
      * Mr. Posin inquired of Board members whether there are drawbacks to the elimination of e.
      * Ms. Wallace noted that an initial reasoning behind e. was to deter people from fully developing a lot and then selling right away.
      * Ms. Weidner agreed with Ms. Wallace and also noted that an argument for the elimination of e. is that it may create a smaller window within which disruptive construction would occur.
      * Ms. Thompson noted that the Town may need to consider whether Guest Houses and Pools, for example, are no longer considered Accessory.
      * Ms. Weidner suggested inviting the Building Inspector to the next meeting of the Board to gather his input on this topic.
      * Mr. Posin wondered if it might be useful to gather data on when lots are bought and sold and the issuance of building and occupancy permits to see if it is possible to ascertain whether lots are being “flipped”.
      * Mr. Cook suggested that it might be useful to change e. to say that the owner must own the property for 5 years rather than owning a house for 5 years.
      * Mr. Posin suggested that a lesser waiting time may be considered.
      * Mr. Osnoss suggested that discussion occur as well about screened porches and whether those are considered living area.
      * Ms. Allen noted that fully developed lots can be a larger burden for the Town in terms of services required and that the Assessors are reviewing how the assessment of very large and complex compounds may align with the impact to the Town.
      * Mr. Osnoss requested that Ms. Christy contact the Building Inspector to invite him to attend the December 14th meeting of the Board.
    - **Parker Definitive Subdivision:**
      * Ms. Christy noted she would contact Board members individually to arrange appointments at Town Hall to sign the mylar plan and the certificate of approval.
* **All Island Planning Board Retreat:**
  + Ms. Christy will contact the organizer of the retreat to arrange for interview of chairperson on Nov. 30.
* **Peaked Hill Pastures Site Work:**
  + Ms. Weidner noted that the members of the Housing Committee should be invited to attend a Planning Board meeting when Vineyard Land Surveying has completed the site work and a report is received by the Board.
* **Nantucket Housing Needs Assessment:**
  + Ms. Christy will contact the Philippe Jordi to invite him to an early January Board meeting to discuss ideas from Nantucket.
* **Correspondence:**
  + The Board received the Squibnocket Pond District Advisory Committee Oct. 30, 2020 report. There was no discussion.
  + The Board received the information about upcoming Citizen Planner Training Collaborative classes.
  + The Board received the Chapter 91 Waterways application (Kegan/Wolf, Nov 14, 2020). There was no discussion.
* **Minutes:**
* The minutes from Sept. 28, 2020 were approved as amended.
* The minutes from Oct. 13, 2020 were approved as written.
* The minutes from Oct. 26, 2020 were approved as written.
* **Topics Not Anticipated by the Chairperson at the time of Posting:**
  + Ms. Wallace noted that the MV Commission has obtained State grant money to look at up-island pond water quality.
  + Ms. Thompson informed the Board that she attended the last Community Preservation Committee meeting as a representative of the Board.
* **Next Meetings:**
  + Monday, Dec. 14, 2020, 4:30PM
* **Documents:**
  + Old Farm Road subdivision plans and documents

Meeting adjourned at 5:41PM. Minutes respectfully submitted by Jennifer L. Christy