**APPROVED**

**Meeting Minutes**

**Chilmark Planning Board Meeting**

**May 23, 2022**

**4:30PM**

**Via remote participation**

Present: Ann Wallace, Peter Cook, Catherine Thompson, Rich Osnoss, Mitchell Posin, Hugh Weisman

Not Present: Janet Weidner

Public & Board/Comm. Members: Bill Eddy

Staff: Tim Carroll, Town Administrator

Site: Remote Meeting/Participation on ZOOM

Chairperson Osnoss called the meeting to order at 4:30PM.

**Homesite Sale Price and House Size Discussion with Housing Committee Members:**

* Rich Osnoss suggested passing on this topic until the next meeting. The other Board members agreed with this plan.

**Informal Discussion: Hargreaves Building Envelope, Map 25, Lot 6.3**

* Rich Osnoss briefly summarized the status of this preliminary proposal and read aloud a letter submitted by Bill Eddy on May 10, 2022. The letter details the history of the subdivision and restrictions on the lots in this subdivision.
* Mitchell Posin clarified that this is the last unbuilt lot in the subdivision. Bill Eddy confirmed that this is a lot that has no structure on this lot.
* There was brief discussion about how to provide Bill Eddy with an idea of the Hargreaves are planning. It was decided that Rich Osnoss would facilitate providing information to Bill Eddy prior to the next meeting and also stated that he would recommend waiting on a site visit until contact is made again with the Hargreaves.
* Bill Eddy referenced what he remembered from draft proposal presented by Meredith Hargreaves at the Planning Board meeting on May 9, 2022. He mentioned that Vineyard Land Surveying and Engineering has staked out the building envelope at the site. He mentioned that he is not 100% against change, but he just does not understand the proposal yet and with the lots being small due to the flexible siting plan changes in the building envelope could have large impact.
* Meredith Hargreaves joins the meeting.
* Meredith Hargreaves stated the purpose of proposing an altered building envelope is to minimize excavation of the hillside. The draft building envelope change proposal was displayed on the screen. Meredith stated that the blue line indicates the building envelope if moved and kept the same size and the orange line is a proposed building envelope that is smaller than the original.
* Mitchell Posin inquired about the distance from the sidelines of the original building envelope and the proposed newly positioned building envelope. He mentioned that if anything the elevation of the building site is decreasing. Hugh Weisman mentioned that the proposal switches the envelope to be closer to the south side of the lot.
* Mitchell Posin asked Bill Eddy if the potential lowering of a structure would be amenable to him.
* Rich Osnoss asked if people would be interested in the idea of the Hargreaves meeting with Bill Eddy to discuss the preliminary proposal. Meredith Hargreaves reiterated that the proposal would have less impact on the site and potentially on the neighbors. Rich Osnoss suggested that the two neighbors confer before the plan comes before the Planning Board.
* Bill Eddy mentioned that his lot is 6-2 and is just above the Hargreave lot and explained the history of the lot line changes and the building envelope establishment. He mentioned that he has no problem with any change in the building lot, but he would want to make sure that the covenant would need to be changed.
* Rich Osnoss inquired whether what is now staked at the site is the original building envelope or the proposed envelope. Meredith Hargreaves was not sure which building envelope is staked by VLSE.
* Reid Silva joined the meeting.
* Rich Osnoss stated that if Bill Eddy and Meredith Hargreaves are in agreement then possibly a proposal could come to the Board at a future meeting.
* Hugh Weisman inquired what the procedure would be to alter a building envelope.
* Reid Silva stated that VLSE staked the blue outline on the proposal plan.
* Reid Silva asked about procedure for altering the building envelope in a previously approved definitive subdivision. He asked if the Board has checked in with Jennifer Christy about procedure. Rich stated that Jennifer is not here tonight to advise on procedure.
* Reid Silva explained that usually the change to an element on a plan of an approved definitive subdivision would require a public hearing and notification for it to go forward.
* Reid Silva further explained the procedure for a modification of a Form C subdivision.
* Mitchell Posin stated his view that Bill Eddy was the original creator of the subdivision plan and if he is ok with the proposal then he thinks it could go forward.
* Rich Osnoss suggested again that the two parties, the Hargreaves and Bill Eddy, should meet to discuss and then move forward from there.
* Bill Eddy stated that he is amenable to this plan to meet and speak and then move forward from there. Meredith Hargreaves agreed to the plan as well.

**Annual Town Meeting Discussion:**

* + Rich Osnoss asked the Board members if they want to discuss the ZBLs that were passed at the Town Meeting on April 25, 2022. It was mentioned that they have been sent to the Attorney General and are awaiting approval.
  + There was no more discussion on this topic.

**34 Brickyard Road Form A Application & Plan:**

* Reid Silva shared his screen and briefly discussed the proposal and the plan.
* Peter Cook moved to endorse the Form A Plan. The motion was seconded by Cathy Thompson. Mitchell Posin abstained from the vote. The Board vote to endorse as follows: Weisman: Aye, Wallace: Aye, Osnoss: Aye and Thompson: Aye.

**33 Wintergreen Way Informal Discussion, Rosen Map lot 25.2:**

* George Sourati shared his screen and briefly discussed the proposal.
* George Sourati shared the image of the subdivision plan that shows designated building envelopes. He stated that the owners of the lot want to alter the building envelope so that it would allow a pool to be built.
* The Board members discussed the elements of the site with George Sourati and specifically noted that no building would happen within 100’ of a wetland.
* George Sourati will return to the Board when a proper plan is created.

**Annual Appointments**

* Rich Osnoss asked the Board members if there was a person who would be interested in serving on the Menemsha Septic System and Comfort Station Committee.
* Hugh Weisman volunteered to serve as the Planning Board representative to the committee. The vote was unanimous to appoint Hugh Weisman as the representative.
* Tim Carroll updated the Board members on the need for a public hearing held by the Chilmark Plan Review Committee to address an application renewal of the Distributed Antenna System permit. The hearing will occur on June 22, 2022 and the Planning Board members present agreed to attend.
* Tim Carroll reminded Board members that the remote meeting allowance will expire in July.

**Correspondence:**

* No correspondence was reviewed.

**Minutes:**

* No minutes were reviewed.

**Topics Not Reasonably Anticipated by the Chair at the Time of Posting:**

* Tim Carroll asked to clarify the reasoning behind the proposed change in building envelopes on the 33 Wintergreen Way proposal. The Board members could not confirm.

A motion was made to adjourn the meeting. The motion was seconded and passed unanimously by roll call vote.

**Next Meeting(s):**

* Monday, June 13, 2022, 4:30PM

**Documents:**

Letter from Bill Eddy re the Hargreaves preliminary proposal for Map 25, Lot 6.3

Hargreaves (Map 25, Lot 6.3) sketch

Meeting adjourned at 6:08PM. Minutes respectfully submitted by Jennifer L. Christy