

Meeting Minutes
Chilmark Planning Board Meeting
Meeting with the Peaked Hill Pastures RFP Committee
April 3, 2023
1:00PM

Via remote participation

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

Not Present:

Public & Board/Comm. Members: Members of the PHP RFP Committee Members (Andrew Goldman, Lindsey Scott) Russell Maloney, Clark Goff, Billy Dillon, Jessica Roddy, Laura Silber, Billy Meegan

Staff: Jennifer Christy, Admin. Asst.

Site: Remote Meeting/Participation on ZOOM

Chairperson Andrew Goldman called the PHP Implementation/RFP Committee and Planning Board joint meeting to order at 1PM. Andrew Goldman then deferred the chairmanship of the meeting to Rich Osnoss due to the fact that the Planning Board is an elected entity and the PHP committee is "ad-hoc" Chairperson Rich Osnoss called the Planning Board meeting to order at 1:01PM.

Discussion with Peaked Hill Pastures (PHP) RFP Committee re affordable housing project:

- Andy Goldman noted there are three items to address:
 - Review the work that Rich Osnoss and Lindsey Scott have completed re the communication from the Committee to the Town Meeting
 - Revision of draft of RFP
 - Andy Goldman report on conversation with Reid Silva
- Rich Osnoss stated he has not worked on a report to Town meeting due to need to wait to see what is discussed at this meeting.
- Laura Silber and Russell Maloney entered the meeting.
- Andy Goldman stated he has revised the RFP draft. He inquired about any feedback on the revision.
- Hugh Weisman thanked the Committee members and Rich Osnoss for the executive summary of the RFP. He noted that there is a need for some kind of zoning adjustment to be done and, assuming this is done, the proposal should revert back to exactly what was in the warrant and there is no reason to not increase apartments from 9. Peter Cook stated that this was his intent in his summary and noted that the zoning change that would be sought would ideally not slow down the process at all. Hugh agreed and he did not see that the RFP should not follow the warrant exactly.
- Andy Goldman stated he does not want to put out an RFP for something that cannot be done due to restrictions in the zoning bylaws.
- Rich Osnoss clarified that the executive summary describes something that cannot be done under current zoning bylaws and said that, if the Town pursues a zoning bylaw change that would allow more affordable rental apartments on three acres, rather than just allowing more apartments on town-owned land, it is not assured that townspeople would support this. He thought that if the Town were to go forward with a zoning bylaw amendment that increases apartments on town-owned land would be received in a better way. Rich Osnoss further stated that sending out an RFP would allow the Town to get the responses from professionals and lay out the options in each scenario. He expressed concern that the remaining 13.5 acres would be encumbered for future use without a zoning bylaw change. He advocated for the gathering of options that could be then presented to the townspeople.

- Andrew Goldman agreed with the need to look into the zoning bylaw change and had spoken about it back in the summer. Rich Osnoss stated that the Planning Board has been investigating this issue.
- Rich Osnoss reminded the attendees about previous discussion about contacting Counsel re the 6.10 section of the bylaws and how it would impact the PHP housing project, but that the actual contact with Counsel was not until a few weeks ago.
- Jessica Roddy expressed dismay that she had hoped the information about a need to make a zoning bylaw amendment had been known earlier and expressed some reservations about her vote to approve a Molly Flender Affordable Housing Fund expense to move forward. She mentioned that she had inquired about this bylaw issue in July of 2022 and she remembered being assured that a bylaw change could be made at any time.
- Rich Osnoss noted he agreed with Jessica Roddy and responded that he was in agreement in engaging Vineyard Land Surveying and he pointed out that he does not expect the fee to be \$150,000 and he thinks that it will be lower.
- Andrew Goldman noted that Community Preservation Committee funds are available as well. He also mentioned that there is no reason that Molly Flender Affordable Housing Funds will be spent.
- Peter Cook noted that of the two options for the issue of the bylaw and the encumbrance topic, the exemption for Town-owned land is a cleaner and easier “road to follow”. Peter Cook inquired about whether a warrant article could be placed on the Town Meeting warrant by petition of ten registered voters. Jennifer Christy replied to Peter Cook regarding the procedure to get an additional zoning bylaw amendment warrant article on the town meeting warrant.
- Discussion occurred about the need for public hearings.
- Peter Cook made a motion that the Planning Board ask Town Counsel if there is a way to get the question of an exemption for town property, on that 6.10, 2, between now and the Annual Town Meeting on April 24, 2023.
- Hugh Weisman mentioned that he had information that this may happen if the Select Board have not closed the warrant. Hugh Weisman seconded the motion.
- Janet Weidner asked for a clarification of the motion.
- Andrew Goldman restated the motion: To seek guidance from Town Counsel as to whether a warrant article could be voted upon at this meeting that would have the effect of creating an exemption for town owned land and would allow whatever density you folks want.
- Planning Board members voted the motion: Hugh W.-aye, Cathy T.-aye, Ann W.-aye, Rich O.-aye, Janet W.-aye
- Lindsey Scott arrived at the meeting.
- Ann Wallace urged the PHP Committee to consider hiring a consultant for writing the RFP. Ann Wallace noted she had spent time reviewing the RFPs for other island projects and she feels that a real benefit is available to the Town, through working with a consultant, in terms of protection from challenges and by being provided a full complement of options to the Town. Andy Goldman agreed with the need for a consultant and noted that this was agreed to by the RFP Committee.
- Janet Weidner mentioned that Jen Christy had collected sample RFPs from other Towns and these could help and also the MV Commission could help.
- Laura Silber offered to contact consultants. Rich Osnoss offered to re-contact consultants including Judy Barrett, Consultant, again. Andy Goldman stated that he supported this action. Rich Osnoss stated he met Judy Barrett at the Citizen Planners Training Collaborative. He

reiterated that he would be in contact with Judy Barrett. Brief discussion occurred about the path forward.

- Hugh Weisman made a motion to appoint Rich Osnoss to reach out to potential RFP writers. Andy Goldman stated this was out of order and not within the Planning Board's responsibilities and Rich Osnoss has already been directed to do this.
- Andrew Goldman stated the next step is to hear back from Rich Osnoss and stated the next meeting date is April 10, 2023 at 2PM.

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

Minutes:

- No minutes were reviewed.

Andy Goldman adjourned the meeting.

Meeting adjourned at 1:45PM. Minutes respectfully submitted by Jennifer L. Christy