**Approved Meeting Minutes**

**Chilmark Planning Board Meeting**

**March 25, 2024**

**4:30PM**

**Chilmark Town Hall, Select Board Meeting Room**

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

Not Present:

Public & Board/Comm. Members: Tucker Drummond, Walter Jenkinson, Keith Emin, Matt Poole

Staff: Jennifer L. Christy

Site: Remote Meeting/Participation on ZOOM

The Meeting was opened at 4:32PM by Chairperson Rich Osnoss.

**Minutes:**

* The meeting minutes from the Feb. 26, 2024 and March 11, 2024 meetings were reviewed. The minutes of February 26, 2024 were approved as written and the March 11, 2024 minutes were approved as amended.

**Informal discussion: Pat Jenkinson & Keith Emin:**

* Pat Jenkinson showed a subdivision plan and the Board discussed the possible options.
* Discussion occurred about what steps to take first.
* Ann Wallace agreed to summarize the options for an undersized lot and provide this to Jennifer Christy. It was also emphasized that a plan would be needed from a surveyor/engineer to determine where an undersized lot could be located.

**Discussion: Agricultural zoning bylaw amendments:**

* Rich Osnoss opened up the discussion.
* Matt Poole described an application to the Board of Health that has been submitted for an event at Beetlebung Farm on June 16, 2024.
* It was decided that the Board wait to see how the applications for approval and events go this summer and possibly revisit the topic of zoning bylaw amendments in the future.
* The Board members agreed to take the topic of agricultural zoning bylaws amendments off future agendas.

**Discussion: Accessory Apartment & Guest House zoning bylaw amendments:**

* Hugh Weisman walked the Board members through the draft zoning bylaw amendment proposals for the definitions of Total Living Area definition, Grade Level, Story Above Grade Level and Basements. He also detailed the draft proposals for how to determine the TLA for basements.
* Hugh Weisman agreed to refine the draft and then he will bring it to the next meeting to review for the possible public hearing process.

**Master Plan Subcommittee :**

* Janet Weidner, Chairperson of the Subcommittee, provided a summary of what has occurred up to this point.
* The Subcommittee is working on starting to draft the report, which will come to the Planning Board and then the Select Board, resulting from the first survey responses. She noted that the next step they recommend is to contract with a consultant to have forums/public engagements about the Master Plan.
* Rich Osnoss made a motion to send the current fractional ownership zoning bylaw amendment proposal to the Select Board and not wait to hear on the outcome at the Attorney General’s office from the proposed bylaw amendment in Tisbury.
* Peter Cook suggested a joint meeting of the Housing Committee, Planning Board, ZBA, and Town Counsel to discuss revision of bylaws.
* Hugh Weisman seconded the motion to send the current fractional ownership zoning bylaw amendment proposal to the Select Board and it passed unanimously.

**Correspondence:**

* The Board reviewed the correspondence.

**Next Meeting(s):**

* Tuesday, April 9, 2024, 4:30PM

**Documents:**

There was a motion to adjourn at 6:25PM.

Minutes respectfully submitted by Jennifer L. Christy