

Planning Board Minutes 03/27/17

APPROVED

Chilmark Planning Board March 27, 2017

Present: Janet Weidner, Rich Osnoss, Chairperson, Peter Cook, Joan Malkin, Mitchell Posin, John Eisner

Not Present: Chris MacLeod

Public: Wendy Weldon, David Damroth, Reid Silva, Andy Goldman, Ann Wallace, Jim Feiner, Jessica Roddy, Marina Lent, Doug Hoehn, Zach Coutinho, Linda Coutinho, Scott Bermudes, Donald Poole

Staff: Jennifer Christy, Admin. Asst.

Meeting called to order at 4:32 PM

- **Continued PUBLIC HEARING: David Damroth Form C Subdivision, Map 11, Lot 54.4 & 54.5**
 - The continued public hearing was opened at 4:34pm.
 - Chairman Osnoss read a letter submitted by Donald Dunner dated March 6, 2017.
 - Mr. Hoehn addressed the issue of buffer zones that are in the process of being developed and clarified the plans as they exist today at the MVC where the plan has been referred and is still under consideration.
 - Chairman Osnoss read a letter submitted by Will & Michelle Seward and Adam & Carrie Marcus dated March 15, 2017.
 - At 4:58PM, the members eligible to vote (Eisner, Weidner, Osnoss and Posin) voted to continue the public hearing to May 8, 2017.
- **Continued PUBLIC HEARING: Eileen S. Mayhew Revocable Trust Form C Subdivision, Map 11, Lot 54.4 & 54.5**
 - The continued public hearing was opened at 5:01pm and the members eligible to vote (Eisner, Weidner, Osnoss and Posin) voted to continue the hearing to April 10, 2017.
- **Form A: Pineview Realty Trust: Map 32, Lot 78**
 - Mr. Silva was present to review the plan. There was brief discussion.
 - The Board moved to endorse the Form A. The motion was seconded and the Board voted unanimously to endorse the plan.
- **Form A: Donald F. Poole: Map 12, Lot 18**
 - Mr. Poole was present to review the plan.
 - Mr. Posin and Mr. Osnoss both recused themselves from voting on the plan.
 - There was brief discussion.
 - The Board moved to endorse the plan. The motion was seconded and the plan was voted to endorse. The members voting to endorse were: Janet Weidner, John Eisner, Peter Cook and Joan Malkin.
- **Small House Zoning Proposal: Preliminary Discussion**
 - Marina Lent presented her idea and entertained questions.
 - Discussion occurred about the possible process of implementation of this proposed zoning change, the unintended ramifications and the possible next steps.
 - Ms. Malkin provided a number of questions to Ms. Lent to consider before she returns to the Board for further discussion.
- **Letter to Board re the Squibnocket Causeway Roadway Width re Proposed Amendments to ZBLs Article 11 & 12:**

- Chairperson Osnoss read the letter from Wendy Weldon, dated March 17, 2017, aloud.
- Discussion occurred and it was suggested that the MVC be consulted on the appropriate widths of roads. Ms. Malkin offered to speak with personnel at the MVC who may be able to provide information.
- **Accessory Apartment Zoning Bylaw 2-Year Review: Joint meeting of the Housing Committee, ZBA & Planning Board**
 - Ms. Wallace, Mr. Feiner and Ms. Roddy were present from the Housing Committee to address the issue of the 2-Year Review.
 - Ms. Roddy and Mr. Feiner stated there had been no applications, to their knowledge. Ms. Christy read aloud an emailed response from Mr. Hodgkinson, administrative assistant for the ZBA.
 - Mr. Feiner agreed to stand and report at Town Meeting.
 - Ms. Weidner suggested that the Housing Committee develop an Affordable Housing fact sheet to give out to the interested public.
- **Form A Rivera Withdrawal Letter:**
 - Chairperson Osnoss read aloud the letter from George & Robin Rivera and asked Ms. Christy to respond to the Riveras as directed.
- **Letter from Ginny Jones re State Road:**
 - The Board asked Ms. Christy to write a letter to the Board of Selectmen addressing the urgent need for action regarding the flooding and deteriorating conditions on the sides of State Road.
- **Menemsha Master Plan Review & Update:**
 - There was no review of the Master Plan activities.
- **Correspondence:**
 - Form A Rivera Withdrawal Letter
 - Letter from Ginny Jones re State Road
 - Letter to Board re the Squibnocket Causeway Roadway Width re Proposed Amendments to ZBLs Article 11 & 12 from Weldon
- **Next Meetings:**
 - Monday, April 10, 2017, 4:30PM
- **Minutes:**
 - No minutes were reviewed.
- **Documents:**
 - Form A: Pineview Realty Trust: Map 32, Lot 78
 - Form A: Donald F. Poole: Map 12, Lot 18
 - Small House proposal from M. Lent

