

Planning Board Minutes 05/14/18

APPROVED

Chilmark Planning Board May 14, 2018

Present: Janet Weidner, Rich Osnoss, Peter Cook, Joan Malkin, Chris MacLeod

Not Present: Mitchell Posin, John Eisner

Public & Board/Comm. Members: Clark Goff, David Damroth, Deborah Packer, Howard Grimm, Bill Rossi, Jim Feiner

Staff: Leonard Jason, Jr., Jennifer Christy, Admin. Asst.

Meeting was called to order at 4:34 PM

- **Damroth Trail Easement Discussion, Map 11, Lots 54.4 & 54.5:**
 - Ms. Malkin introduced the topic and briefly described the need for the Planning Board to recommend what entity should administer the trail easement.
 - After discussion, it was determined that Mr. Damroth would approach the M.V. Land Bank for the purposes of the trail easement.
- **DEP Waterways License Application, Vanderhoop**
 - The Board reviewed the application and compared the application plans from January and from April.
 - After discussion, it was determined that the three spiles that are shown on the plan are still in the water. Ms. Packer asked that it be mentioned to the DEP that the three spiles are to be removed and should not be included in the map. Ms. Packer expressed concern that these three spiles will remain if they are shown on the plan submitted in the application that was received on May 1, 2018. The Board discussed notifying the DEP that the triangular portion of the dock that is in the Town of Chilmark is not to be allowed since it was not on the original plan and was built without the Town's consent.
 - After further discussion, Ms. Malkin moved to respond to the invitation to comment to the DEP and to state that the Chilmark Harbormaster has ordered the three easternmost spiles in Chilmark waters be removed because they present a navigational hazard, noting that this order is supported by a recommendation of the Board of Selectmen. In addition, the Planning Board is not aware that (and questions whether) the triangular dock extension, located in Chilmark waters on the plan, has been authorized by the Town of Chilmark. The Board further stated it cannot support this plan at this time due to: it is not clear that the triangular extension of the dock in Chilmark waters is authorized by the Town of Chilmark and the plan includes spiles that are to be removed and it is the intent of the Town to have those spiles removed. Mr. Cook seconded the motion. All ayes. Ms. Christy was requested to draft the letter to the DEP this week.
- **Peaked Hill Pastures Preliminary Discussion, Map 20 (see map for lots):**
 - Mr. Rossi and Mr. Feiner were present to discuss the plan for the Peaked Hill Pastures area.
 - Mr. Rossi asked if the Planning Board could give guidance on whether the density as shown in the plan is acceptable and whether there are other elements that the Board identifies as issues of concern.
 - Mr. Rossi noted that his intent is to ascertain the density potential for the Peaked Hill Pastures site using this current proposed plan and then move forward with that information toward the development of a final plan.
 - The Board viewed the plan and discussed the density possibilities, including using a combination of cluster-type housing and open space. The Board also discussed how the lots could be used, as rentals or ownership and they also discussed incremental development of the site as opposed to development of the entire area at once.
 - The Board members expressed some concern with making the plan presented today the public plan that is put forward without first identifying the specific needs of the Town at this time. A public forum led by the Housing Committee to gather input and

ideas was recommended by the Board members in order to engage the public and to serve as a beginning point for a plan that addresses needs that the public identifies as priorities.

- It was noted that the Tabor House Road neighborhood has seen a great amount of development and activity in the last few years and a good public outreach would be beneficial to the success of a plan for Peaked Hill Pastures housing.
 - It was noted by Mr. Osnoss that the Board supports affordable housing and he would support a reasonable density such that is shown on the plan if that ends up being what the Town would like.
 - Ms. Malkin suggested that a planner be engaged to formulate a plan that addresses what the Town would allow and wants.
 - Ms. Weidner suggested having a public forum, collecting as much input and data as possible from attendees at that forum and, possibly, providing that input and data to a planner much like the Planning Board subcommittee did with William Brewster for the Menemsha master plan work.
 - Mr. Cook noted that the lots on the plan would be very diverse in terms of vegetation and privacy. He also reiterated his suggestion that there be a competition of sorts to show competing plans for the area in order to find the best use and layout of the area.
 - Mr. Osnoss noted a school his son attended, the Conway School of Ecological Design, and that the institution may be able to provide assistance with planning.
 - A site visit was discussed. A site visit was scheduled for June 4, 2018 at 4PM.
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- **Elias Preliminary Discussion, Map 21, Lot 41.1:**
 - No discussion occurred on this topic.
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- **Update from Subcommittee on the Menemsha Master Plan Work:**
 - Ms. Weidner updated the Board members on the subcommittee's progress on the deliberation of Guest House square footage restrictions.
 - Ms. Weidner conveyed the recommendation from the subcommittee that the Board begin discussions regarding the proposed size amendment to the Guest House zoning bylaw at their next meeting on June 11th, with the intention of developing a proposed amendment to send to the Board of Selectmen in the fall.
 - The recommendation was accepted and Mr. Osnoss requested the June 11th agenda include the proposed size amendment to the Guest House zoning bylaw topic for discussion.
 - Ms. Weidner also suggested that the Town newspaper columnists be alerted to the June 11th discussion so that the public is fully aware of the opportunity to come and share their opinions. Ms. Christy stated she would contact the columnists for mention of the topic in the June 7th & 8th newspapers.
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- **Correspondence:**
 - No correspondence was discussed and it was determined to review this correspondence at the next meeting.
 - Christine Flynn, MVC
 - Housing Committee
 - Jo-Ann Taylor, MVC
 - E-911/Verizon Memos
 - Reappointment Requests from Housing Committee members
 - Aquinnah Hearing Notice
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- **Minutes:**
 - The minutes from Apr. 23, 2018 were not reviewed.
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- **Next Meetings:**

- Monday, May 28, 2018 No Meeting-Memorial Day Holiday
- Monday, June 4, 2018, 3PM Subcommittee Meeting
- Monday, June 4, 2018, 4PM Site Visit to Peaked Hill Pastures
- Monday, June 11, 2018, 4:30PM

- **Documents:**
 - Damroth file documents & plans
 - Elias file documents & plans
 - Peaked Hill Pastures Plan dated Jan 9, 2017 and file documents & plans

- **Action Items from the May 14, 2018 Meeting:**
 - Place on the June 11th agenda the Guest House issue for discussion.
 - Create Form A Endorsement certificate for the Scheuer plan.
 - Postpone the Provincetown tax incentive information to a future meeting.
 - Postpone the US Dept. of Interior letter and request for action to a future meeting.
 - Keep track of the non-usual tasks that the Administrative Asst. is asked to perform
 - Signature of John Eisner on certification letter to VLSE re Map 35, Lot 1.5
 - Update an OPEN TOPIC LIST document for the Planning Board

Meeting adjourned at 6:38 PM. Minutes respectfully submitted by Jennifer L. Christy