

## Planning Board Minutes 10/22/18

### APPROVED

#### Chilmark Planning Board Oct. 22, 2018

Present: Rich Osnoss, Peter Cook, Chris MacLeod, Mitchell Posin, Catherine Thompson, Janet Weidner, John Eisner

Not Present:

Public & Board/Comm. Members: Warren Doty, Clark Goff, Rob Hannemann, Lucy Morrison, Seth Pickering, Ann Wallace, Jessica Roddy

Staff: Jennifer Christy, Admin. Asst

Meeting was called to order at 4:30 PM

- **Zoning Bylaw Discussion:**

- The Board reviewed the draft proposed swimming pool zoning bylaw amendment.
  - Discussion occurred about section K and whether the bylaw mentions landscape plans.
  - There was discussion regarding the origin of the swimming pool bylaw.
  - Mr. Cook made a motion to submit the proposed swimming pool draft bylaw amendment to the Board of Selectmen. Ms. Weidner seconded the motion.
  - The Board voted unanimously to send the draft proposed amendment to the Board of Selectmen.
  - Discussion occurred regarding a "make-up" meeting on November 13<sup>th</sup> at 4:30PM.
  - Mr. Cook mentioned the requirement for automatic pool requirements and suggested that this area may need to be revisited during the coming consideration of the zoning bylaw amendment.

- **Green Communities: As-Of-Right Zoning Bylaw draft proposal & Presentation by Seth Pickering, SE Regional Coordinator for Green Communities:**

- Mr. Pickering presented a Powerpoint explanation of the details of how a Town is designated as a Green Community.
- Discussion occurred about the calendar and it was agreed that Ms. Christy would review the calendar and issue another draft of the progress towards a finished bylaw draft by December 31<sup>st</sup>, 2018.
- The Board agreed to send the As-Of-Right draft zoning bylaw to the Board of Selectmen.

- **Guest House:**

- The Board reviewed the draft of the Guest House Bylaw Amendment Pros & Cons and the cover letter to Chilmark Residents.
- It was discussed what next steps would be taken. Ms. Weidner suggested sending the documents to the Board of Selectmen. It was agreed that the document will be sent to the Board of Selectmen with a request to provide feedback on whether the documents should be provided as a handout at Town Meeting and whether the Board of Selectmen would direct the Planning Board to consider a bylaw amendment.

- **Peaked Hill Pastures Proposals Committee Report:**

- Mr. Osnoss introduced the topic, and the email from PHPs committee chairperson Jim Malkin dated October 16, 2018, and noted members of the Peaked Hill Pastures Committee in attendance.
- Mr. Osnoss noted that the committee has given the Planning Board the direction to consider a town survey to determine what portion of the Peaked Hill site should be open space and what portion should be reserved for housing, rented or owned. Mr. Malkin also asked if the Board would consider architectural considerations, MVC assistance in planning, IHT and DCRHA assistance in planning, public forums, and a final recommendation of what the PHP project would include, what land would be used, a recommended set of instructions for the

designer, the hiring of a consultant to look at financial and operational models that may be successful, the hiring of a consultant to design a site plan and architecture using the Planning Board's recommendation.

- Mr. Osnoss noted that one recommendation is to leave a percentage of the site undeveloped for now.
- There was brief discussion regarding whether the approach recommended by the PHP committee for the Planning Board to follow, including public forums and study of the site by various entities, is the best approach or whether an approach that begins with a completed plan that is then commented on and adjusted through hearings is better.
- Mr. Goff noted that the Board of Selectmen discussed, at their last meeting, the Town's eight acres behind the former landfill. He noted his daughters and son-in-law attended the last Selectmen's meeting and he noted that they live in the area of the eight acres behind the former landfill. Mr. Goff stated his daughter advocated more affordable housing in this area rather than storage.
- Mr. Osnoss read aloud the letter from Heather Goff.
- Mr. Cook stated that it appears that there needs to be a town initiative that is dedicated to identifying and acquiring land for Town purposes. He noted that it has become clear that there is not enough lots that are currently available to the Town to accommodate the needs that the Town has.
- Mr. Cook noted that there is an effort to establish the Town as a Green Community and there will be a need for an industrial area where a solar array may be placed. He noted that this land acquisition initiative should be occurring as part of a long-range plan.
- Ms. Thompson noted that the Master Plan should be consulted.
- Mr. Goff noted that the 8 acres behind that landfill and the 16 acres at the Peaked Hill site are valuable lots and should not be used for industrial purposes such as solar arrays. He noted that the landfill is already land that may only be used for a limited range of purposes and that the Town should consider placing more solar array modules there since it has already been used for this purpose.
- Mr. Osnoss suggested a new site visit that includes the 8 acres behind the landfill.
- The Board members again discussed creating a plan first and then asking the Town to comment on the draft plan.
- **Update from Subcommittee on the Menemsha Master Plan Work:**
  - Chairperson Osnoss read aloud the letter from Barbara Armstrong regarding a reconsideration of the bus turn-around in Menemsha. Ms. Armstrong noted that the Conservation Commission has recommended the elimination of 6 parking spots in order to accommodate the bus turn-around. She noted that if the Board agrees with the ConComm that she would now recommend creating space for the bus to continue turning around and traveling through the beach area.
  - The Board discussed the pros and cons of allowing the bus to continue traveling through the beach area parking lot as opposed to creating a new bus turn-around at the Comfort Station area, given that both plans would involve the elimination of multiple parking places.
  - The Board discussed the history of the process and the next steps and the role of the Planning Board. It appeared unclear to the Board members whether the Board supported the current iteration of the bus turn-around and whether the Board should be providing input at this point.
  - Mr. Cook stated that the subcommittee should reconvene to address the master plan work and other topics.
- **Topics not reasonably anticipated by the Chairperson at the time of posting:**
  - Mr. Goff noted the status of the search for a site for a new fire station in Town. He noted that the Community Center tennis courts site are considered for a site for a new station.
  - The Board briefly discussed the viability of the idea.
- **Minutes:**
  - No minutes were reviewed.
- **Next Meeting:**
  - November 13, 2018, 4:30PM
- **Documents:**

- Model As-Of-Right Zoning Bylaw
- October 2018 Green Communities Powerpoint Presentation
- Draft Guest House Pros & Cons

Meeting adjourned at 6:45PM. Minutes respectfully submitted by Jennifer L. Christy