

## Planning Board Minutes 02/11/19

### APPROVED

#### Chilmark Planning Board Feb. 11, 2019

Present: Peter Cook, Chris MacLeod, Rich Osnoss, Mitchell Posin, Catherine Thompson

Not Present: John Eisner, Janet Weidner

Public & Board/Comm. Members: Clark Goff, Chris Alley, Reid Silva

Staff: Jennifer Christy, Admin. Asst.

Meeting was called to order at 4:30 PM

- **Form A: Wang Vineyard Realty Trust, Map 7, Lot 40**

- Mr. Silva presented a new Wang Vineyard Realty Trust Form A plan dated February 11, 2019 to replace the first Wang Vineyard Realty Trust Form A Plan dated December 31, 2018.
- Discussion occurred. It was noted the section of the MGL Chap. 41, section 81L details the exemption that applies to the plan: "Conveyances or other instruments adding to, taking away from, or changing the size and shape of, lots in such a manner as not to leave any lot so affected without the frontage above set forth, or the division of a tract of land on which two or more buildings were standing when the subdivision control law went into effect in the city or town in which the land lies into separate lots on each of which one of such buildings remains standing, shall not constitute a subdivision."
- Brief discussion occurred. Mr. Posin made a motion to endorse the Form A plan dated February 11, 2019. Mr. Cook seconded the motion. All ayes.
- The Board members signed the plans. Mr. Silva stated he withdraws the December 31, 2018 Form A Wang Vineyard Realty Trust plan.
- Ms. Christy stated that she would create an endorsement certificate that Board members will sign at a future meeting.

- **Form A: Stonewall Realty Trust II, Map 33, Lots 16 & 17:**

- The Board reviewed the plan, dated Jan. 15, 2018, with Mr. Silva. The plan reflects a lot line change. Brief discussion occurred.
- Mr. Posin made a motion to endorse the Form A plan. The motion was seconded. All ayes.
- The Board members signed the plans.
- Ms. Christy stated that she would create an endorsement certificate that Board members will sign at a future meeting.

- **Form A: Hammett Hill Trust #2 and The H. Brian Flanders 1992 Trust, Map 26, Lot 31.1, 31.2 & 33:**

- The Board reviewed the plan, dated January 5, 2019, with Chris Alley.
- Discussion occurred regarding the history of the division of the land on the plan. The Board reviewed the January 14, 1988 Allen B. Flanders plan for reference of past division.
- Mr. Posin made a motion to endorse the plan. The motion was seconded. The motion was voted unanimously.

- **Form C: Margaret Hanneman and Highmark Green LLC signatures:**

- The Board members (M. Posin, C. Thompson, R. Osnoss, P. Cook) signed the Form C certificate of approval.

- **As-of-Right Zoning Bylaw proposal amendment discussion:**

- The Town Counsel suggestions for drafting changes to the proposal were reviewed.
  - Mr. Cook made a motion to adopt the recommendation of Town Counsel to make the drafting changes. The motion was seconded.
  - The motion was voted unanimously.
  - Ms. Christy stated she would create a cover letter for the Chairperson to sign that certified the vote and send this letter and the revised zoning bylaw proposal to the Board of Selectmen.
- **Correspondence:**
    - The Board members reviewed the correspondence.
    - The chairperson asked Ms. Christy to contact Ms. Bernstein to notify her that the Board is considering her letter and will be reviewing the documents that were distributed when the advocates of more houses added to the historical resources section of the Master Plan.
- **Topics not reasonably anticipated by the Chairperson at the time of posting:**
    - No other topics were addressed.
- **Minutes:**
    - The minutes of January 28, 2019 were not reviewed.
  - **Next Meeting:**
    - March 11, 2019, 4:30PM
- **Documents:**
    - Wang Form A Plan (old one dated Dec. 31, 2018 and new one dated Feb. 11, 2019)
    - Stonewall Realty Trust II plan dated
    - Draft of the As-Of-Right ZBL amendment proposal with proposed drafting changes
    - Hammett Hill Trust #2 and The H. Brian Flanders 1992 Trust plan dated Jan. 5, 2019.

Meeting adjourned at 6:17PM. Minutes respectfully submitted by Jennifer L. Christy