

Planning Board Minutes 06/03/2019

APPROVED

Chilmark Planning Board June 3, 2019

Present: Catherine Thompson, Peter Cook, Chris MacLeod, John Eisner, Janet Weidner

Not Present: Mitchell Posin, Rich Osnoss

Public & Board/Comm. Members: Clark Goff, Ann Wallace, Jessica Roddy

Staff: Jennifer Christy, Admin. Asst.

Meeting was called to order at 4:34 PM

- **Nomination of an Interim Chairperson:**

- Ms. Weidner nominated Mr. Cook to be the interim chairperson for this meeting.
- Mr. Cook was selected as the interim chairperson.

- **Peaked Hill Pastures Background & Considerations Report of the Subcommittee to the Planning Board:**

- Mr. Cook opened the discussion regarding the final Background & Considerations for Peaked Hill Pastures document. The Board members reviewed the document.
- Mr. MacLeod inquired about what is paid by housing occupants who are in so-called "turn-key" homes. Mr. Cook explained the payment procedure for "turn-key" homes.
- Brief discussion occurred about the phrase "attract newcomers". Ms. Thompson suggested to take the entire sentence, including that phrase, out of the document. The Board members agreed to this change.
- The Board members discussed how to bring more townspeople into the consideration of the plan. The model of a debate of the pros and cons of a plan for Peaked Hill Pastures was discussed.
- Ms. Thompson suggested that thorough education of the electorate is a best first step.
- Ms. Roddy suggested that a large group of stakeholders be collected to formulate a plan that would be then presented to the Town after the pros and cons are vetted and reviewed.
- Mr. Cook pointed out that a debate format for reviewing the proposal would possibly bring more energy and passion to the topic.
- It was decided to keep the 3.) item on page 9 and to amend the sentence to: "A communications plan is needed to inform the community of progress, educate them on the options under consideration and obtain their input."
- Ms. Thompson made a motion to make the changes suggested and send the document to the Selectmen for inclusion in their June 18, 2019 agenda. The motion was seconded and the motion was unanimously voted.

- **Housing Committee Proposal for an amendment to Article 6.9 of the ZBLs:**

- Ms. Roddy presented the proposal for an amendment and it was noted that the Housing Committee is in support of the proposal. It was also noted that the Board of Health is in support of the idea.
- Mr. Eisner noted some concerns with applicants possibly applying for variances from the Board of Appeals to get around other regulations in Town.
- Discussion occurred regarding the outside possibility of a high density of dwellings for larger lots.
- It was suggested that the Planning Board continue the review of this topic at the next meeting on June 24, 2019 and asked the Housing Committee to provide some information on housing inventory.

- **Chilmark Community Center Sign Proposal:**

- The Board members reviewed the sign proposal. Ms. Thompson made a motion to advertise a public hearing for Monday, June 24th, 2019 at 4:30PM for the sign proposal. The motion was seconded and voted.

- **Correspondence:**

- Mr. Cook made a motion to reappoint Jim Feiner and Jessica Roddy to the Housing Committee as requested. The motion was seconded and voted unanimously.

- **Topics not reasonably anticipated by the Chairperson at the time of posting:**

- No other topics were addressed.

- **Minutes:**

- The minutes of May 13, 2019 were approved as written.

- **Next Meeting:**

- June 24, 2019, 4:30PM

- **Documents:**

- Background & Considerations for Peaked Hill Pastures and Land by Tabor House Road Landfill, June 3, 2019
- DRAFT amendment to the Homesite Housing Article 6.9 of the Chilmark ZBLs

Meeting adjourned at 5:47PM. Minutes respectfully submitted by Jennifer L. Christy