

Planning Board Minutes 01/30/19

APPROVED

Chilmark Planning Board Subcommittee Meeting

Wednesday, January 30, 2019

Present: Janet Weidner, Chair, Peter Cook, Catherine Thompson

Not Present:

Public: Ann Wallace, Clark Goff

Staff: Jennifer L. Christy

Meeting called to order at 3:00PM:

- **Peaked Hill Pastures Site Discussion:**

- Ms. Weidner distributed a "Background" document that outlines the questions and ideas that are beginning to take shape regarding the Peaked Hill Pasture site.
- Mr. Cook and Ms. Weidner updated Ms. Thompson on the discussion that occurred at the last Planning Board meeting on Monday, January 28, 2019 with representatives of island housing initiatives and the MVC.
- The subcommittee asked if Ms. Christy would arrange a site visit to both Smalley's Knoll and Scott's Grove on either Feb. 20, 21 or 22, 2019 at 3PM.
- The subcommittee decided to reschedule the subcommittee discussion on Master Plan from Feb. 11th to March 11th (there will not be a subcommittee meeting on Feb. 11th, 2019).
- Mr. Cook suggested that the subcommittee adopt an approach before initiating a search for planning grants:
 - Look at existing developments and identify the best parts and see what mix of rental and owner or one or the other is the best approach.
 - Analyze what may be the best monetary investment for the Town.
- Mr. Cook also noted that the MVC would most likely provide the funds necessary for planning grants.
- The subcommittee members inquired about obtaining definite information on the uses of the 8 acre parcel behind the former landfill parcel. Ms. Weidner asked if there is any possibility for this 8 acre parcel to be used for housing and what exactly is the water quality in the area.
- The topic of clay right costs was also discussed.
- Mr. Cook suggested the subcommittee find out what the water quality is in the 8 acre site behind the former landfill area and then progress from there.
- Mr. Carroll stated that at a town meeting a couple of years ago it was voted to dedicate the 8 acre lot to fisherman storage (at the April 24, 2017 ATM and the November 19, 2018 STM). The access to the lot, Mr. Carroll noted, was originally hoped to be on the road that comes in from Tabor House Road through the south edge of the former landfill site, but there are issues with compliance with requirements for the fencing and venting of the landfill. He noted that the Middle Line Road will be the access and the Town will be caring for a part of the road. Mr. Carroll further noted that the 8 acre lot is planned to be used for fire training (2 Acres) and to place the highway shed there as well as fisherman storage.
- Mr. Carroll noted that the conservation land (Cossutta) and the other lots, such as the 8 acre lot behind the landfill site, are also calculated in the process for crediting towards nitrogen levels for the MLR development.
- Mr. Cook asked Mr. Carroll what facts would need to be found to ascertain whether the 8 acre lot could be or could not be considered for housing. Mr. Carroll stated that the Town Meeting voted to utilize the lot for specific purposes and he noted that the town would need to vote to change the use.
- Mr. Cook suggested that the subcommittee consider a greenbelt for the residents around the 8 acre parcel and the industrial uses that will be within the lot.

- **Master Plan Progress Discussion:**

- Ms. Weidner asked members to please review the “background” document and see if there are questions on the document that may be answered by the next meeting.

- **Minutes:**

- No minutes were reviewed.

- **Next Meetings:**

- Feb. 13, 2019, 3PM-Review the ‘Background’ Document homework
- Feb. 22, 2019 9:30AM @ Smalley’s Knoll in AQ to follow at Scott’s Grove in
- March 11, 2019 Subcommittee Meeting

- **Documents:**

Meeting adjourned: 4:55PM

Minutes respectfully submitted by Jennifer L. Christy