**APPROVED**

**Chilmark Planning Board**

**August 12, 2019**

Present: Mitchell Posin, Catherine Thompson, Peter Cook, Janet Weidner

Not Present: Rich Osnoss, Chris MacLeod, John Eisner

Public & Board/Comm. Members: Clark Goff, Ann Wallace, Jessica Roddy, Perry Mehrling, Colin Ruel, Patrick Ruel, additional member of the public

Staff: Jennifer Christy, Admin. Asst.

Meeting was called to order at 4:36 PM

* + - **Housing Committee Proposal for an amendment to Article 6.9 of the ZBLs:**
      * Mr. Cook opened the public hearing and read aloud the advertisement for the hearing.
      * Mr. Cook invited Ms. Roddy to address the reason(s) why the Housing Committee proposed the amendment.
      * Ms. Roddy stated that the cost of a full acre of land is high and it may be easier for those with limited means to obtain a smaller portion of land for the purpose of building a house.
      * Discussion occurred regarding the process of a public hearing and continuing the public hearing to within six months of the 2020 Annual Town Meeting.
      * The Board asked Ms. Christy to confirm with Town Counsel whether a person who may have 2.5 acres of land in the 1.5 acre zoned district in Menemsha, for example, may grant a 1 acre lot to another person.
      * Mr. Colin Ruel stated that, if the bylaw amendment were to not apply to Menemsha, then the proposal may not make a negative difference on the Town in terms of density.
      * Mr. Mehrling stated his view that he lives in an area of Town that is near the 16 acre Peaked Hill Pastures lot and he feels that if there may be a possibility that a 16 lot development may be established on that site, as a result of the proposed amendment, he would not be in favor of the amendment.
      * Mr. Patrick Ruel inquired whether any one acre Homesites had been applied for in the last year. It was noted that none has been applied for. Mr. Ruel noted that if the size of the lot that could be granted is smaller than one acre then the possibility is greater that more Homesites may be developed.
      * Ms. Wallace stated that the issue of reducing density for owners of 3 acre lots is not necessarily an issue of concern regarding this particular amendment proposal due to the fact the owners of conforming lots already may build primary homes, guest house, and accessory apartments.
      * After further discussion, the Board asked if Ms. Christy could determine if the public hearing could be re-advertised so that all or more members of the Board may attend subsequent continued hearings and have the most participating members possible to vote at the end of the hearings.
      * The Board members also asked if Ms. Christy would contact Town Counsel to ask is if there is a possibility to only apply the bylaw amendment to lots of 3 acres or larger.
      * The Board voted unanimously to continue the hearing to Sept. 23, 2019.
    - **Board Representative Appointments/Reappointments:**
    - The Board members agreed to consider this topic at their next meeting.
      * **Correspondence:**
      * No correspondence was reviewed.
* **Topics not reasonably anticipated by the Chairperson at the time of posting:** 
  + No other topics were addressed.
* **Minutes:**
* The minutes of July 22, 2019 were approved as written.
* **Next Meeting:**
  + August 26, 2019, 4:30PM
* **Documents:**
* DRAFT amendment to the Homesite Housing Article 6.9 of the Chilmark ZBLs
* Supporting documents regarding Chilmark Housing Inventory

Meeting adjourned at 5:45PM. Minutes respectfully submitted by Jennifer L. Christy