

## Planning Board Minutes 02/12/18

### APPROVED

#### Chilmark Planning Board Feb. 12, 2018

Present: Rich Osnoss, Chairperson, Peter Cook, John Eisner, Janet Weidner

Not Present: Mitchell Posin, Chris MacLeod, Joan Malkin

Public & Board/Comm. Members: Bill Rossi, Clark Goff, Tim Carroll, Pam Bunker, Ann Wallace, Chris Alley, Cody Coutinho, Howard Grimm

Staff: Jennifer Christy, Admin. Asst.

Meeting was called to order by the chairperson, Rich Osnoss, at 4:31 PM

- **Preliminary Discussion re Peaked Hill Pastures Road Affordable Housing:**

- Mr. Rossi showed the Board members a preliminary plan for development of affordable housing in the Peaked Hill Pastures area.
- Discussion occurred.
- The Board members discussed whether zoning would allow the establishment of undersized housing lots of this number together.
- Discussion occurred regarding the buffer zones around the proposed housing.
- Mr. Cook suggested that the Town may need to determine what a model approach would be in order to create an affordable housing area that is ideal. Mr. Cook suggested that the Town may want to develop a proposal that is different from what is proposed.
- Mr. Rossi suggested that the Housing Committee may develop this process.
- Mr. Rossi suggested that this project could make a dent in the Town's needs for housing without incurring a lot of debt or any debt.
- Mr. Cook clarified that he thinks that it would be valuable to have the Town propose alternative plans if only to identify that this plan, as currently suggested, is the best plan for the Town or not.
- Mr. Cook suggested for example that the alternate Housing plan could include elder and tiny housing with or without services.
- Mr. Rossi stated the Selectmen are just starting the process and are interested in maximizing the units available.
- Ms. Weidner suggested that other options should be explored by the Housing Committee and agreed with Mr. Cook that more thought should be given to what problems a housing plan could solve. Mr. Cook further suggested that there is a need to place other lens on the area so that alternatives can be recognized.
- Discussion occurred about the next steps in the process. Mr. Rossi reiterated that the Housing Committee's interest is to get as many homesites on the property as possible.
- Mr. Osnoss stated that voters would want to know the historical data for the existing affordable rentals and ownership before they align themselves with a new housing development.
- Discussion occurred regarding whether rentals or ownership is desired. Discussion occurred regarding the funding structure of Middle Line Housing development as opposed to the Nab's Corner housing development.
- Discussion occurred regarding the potential involvement of the Martha's Vineyard Commission in the project.

- **Chapter 91 Waterways License Application: Brian Vanderhoop:**

- Mr. Grimm was present to note that the Chapter 91 Waterways License plan was not signed and it is different from the plan that was previously presented to the ConComm.
- The Board members requested that Ms. Christy please contact S, Inc. and understand the discrepancy in the plans and the reason for not signing the plan.

- **Building Envelope alteration request: 15 Round Pond Realty Trust, Map 35, Lot 1.5:**

- Mr. Coutinho presented the revision to the building envelope and showed the plan to the Board members.
  - Mr. Cook made a motion to approve the change in the building envelope. The motion was seconded and unanimously approved.
  - The Board requested that Ms. Christy please send a letter to VLSE, Inc. stating the approval of the alteration.
- **Preliminary Discussion re possible Form A, Elias, Map 21, Lot 41.1:**
    - Mr. Alley presented the general area on the zoning maps of where the possible Form A would occur.
    - The Board members requested that Ms. Christy please include a site visit to the area in the next month to six weeks.
- **Town Report 2017:**
    - The Board reviewed the report and approved it with changes.
- **Discussion re the Biennial Report on the Residential Building Size Regulation:**
    - Mr. Cook summarized the discussion with the ZBA on Jan. 24, 2018:
      - General consensus is that the bylaw is working.
    - Mr. Alley stated that his understanding is that the bylaw works and noted that a lot of the mitigation to size of buildings and adherence to the criteria is done with the engineers and the architects.
- **Form C Public Hearing: Carol Weichert, Map 4, Lot 13, dated November 17, 2017:**
    - The Board members signed the certificate of action and the Form C plan.
- **Correspondence:**
    - The Board members reviewed the email from Mr. Hodgkinson. Ms. Christy was asked to please forward the solar regulation link to the Board members.
    - The Chairperson, Mr. Osness, read the letter from Ms. Packer into the record.
- **Minutes:**
    - The minutes from Nov. 27, 2017 and December 11, 2017 were reviewed and approved with one change to the Nov. 27, 2017 minutes and with one change for the December 11, 2017 minutes.
- **Master Plan Update:**
    - The subcommittee did not provide an update.
- **Next Meetings:**
    - Monday, January 22, 2018, 4:30PM
- **Documents:**
    - Carol Weichert Subdivision Plan & Appl., Map 4, Lot 13, dated November 17, 2017
- **Action Items for Feb. 26, 2018 Meeting:**
    - Gather info re Chapter 91 process
    - Draft letter to VLSE re Map 35, Lot 1.5

- Email solar regulations to members
- Plan site visit to Map 21, Lot 41.1

Meeting adjourned at 6:25 PM. Minutes respectfully submitted by Jennifer L. Christy