

## Planning Board Subcommittee Minutes 03/04/19

### APPROVED

#### Chilmark Planning Board Subcommittee Meeting

Monday, March 4, 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 3:03PM:

- **Peaked Hill Pastures Site Discussion:**

- Ms. Weidner opened the meeting asking for a summary of the site visit on February 22, 2019 and the visit to discuss grant opportunities with Christine Flynn on February 20, 2019.
  - Mr. Cook confirmed there is state money available for a project, but he is still unclear what the qualifications are that are required for success.
  - Ms. Thompson noted that there are deadlines for a couple of the grants at the end of April.
  - Mr. Cook noted that a viable way forward would be for the Board to continue doing the leg-work on their own, without the help of a MV Commission grant-sponsored consultant, due to the fact that a positive end result may be as easily achieved through an in-house type approach as through one facilitated and formulated by an outside consultant.
  - Mr. Cook noted that it needs to be determined whether the Town would like to align themselves closely with island's housing initiative entities in order to create a plan for the Town.
  - Ms. Weidner stated she would like to do some more homework before attempting to apply for a grant for planning. She noted she would like to get a closer view of what the subcommittee thinks should be recommended.
  - Ms. Thompson noted that a good amount of information has been gathered: there was a prior committee (the Peaked Hill Pastures Proposals Committee) that came up with some suggestions on uses for the site and the subcommittee members went to two neighboring housing developments that seem promising.
  - Mr. Cook suggested that the subcommittee frame the recommendation with what is known:
    - There is a certain amount of acreage
    - There should be affordable housing on a portion of this acreage
    - A portion should be left for open, recreational space and to be used in the future for the priorities that will become apparent later.
- Ms. Weidner asked if Ms. Christy would obtain from Ms. Flynn the 15 page grant application that Ms. Flynn made Mr. Cook and Ms. Thompson aware of during their meeting and send it to the subcommittee members.
- Ms. Thompson reviewed the other grant opportunities that Ms. Flynn suggested to the members.
- Ms. Christy stated she would find from Adam Turner at the MVC the total cost of the work provided by William Brewster for the Menemsha master Planning project.
- Ms. Christy gave an update on the question of clay rights at the Peaked Hill Pastures site and reported that she had spoken with Lenny Jason and he noted that the clay rights had already been purchased by the developer before the Town bought the land at Peaked Hill Pastures.
- Ms. Christy also noted that she would follow-up with Marina re water well tests and wetland analysis for the site and to ask her to attend the March 11, 2019 meeting.

- Ms. Thompson and Mr. Cook gave a synopsis of the site visit to Smalley's Knoll. Ms. Thompson noted that the building was well-designed and did not feel like a standard affordable housing project. The financial burden, Ms. Thompson noted, was not overwhelming for either the occupant or the Town. Mr. Cook noted the costs and the source of the funds.
  - Mr. Cook noted that the basement and attic spaces were left unfinished and may be finished by the occupant if needed/desired. He noted that this step saved money and a money-saver was the building of two buildings at the same time. He noted that there were 12 families involved in the Smalley's Knoll lottery for two houses and it is a factor to consider.
  - Mr. Goff noted that the costs of design, for Scott's Grove, were greatly mitigated by the fact that the IHT used plans that were used to try to develop affordable housing in Tisbury. Ms. Weidner asked if the Town owns the plans for the Middle Line Road housing.
  - Brief discussion occurred about whether the pursuit of grant opportunities with IHT may eliminate the ability of IHT to participate in an RFP for a project.
  - Mr. Cook noted that the question that must be determined is whether the Town has the appetite to help fund an affordable housing project and noted that after the Middle Line Road project there was reduced appetite to subsidize an affordable housing project.
  - Mr. Cook noted that the connection of the Scott's Grove development through the wooden decking brings in a different flavor to the development.
  - Mr. Cook noted that it will be important to analyze how the management of the future properties will occur and what the benefits will be to the various stakeholding entities.
  - Ms. Weidner noted that there are 9 units total in the Scott's Grove development and that the units look well-made and she noted that the accessibility to public transportation was a welcome element. She noted it is possibly a model of what may be a plan for the Peaked Hill Pastures site: clustered housing, open and recreational space and buffer zones.
  - Ms. Thompson will send the word version of her draft of Considerations for Peaked Hill Pastures dated February 11, 2019. Ms. Christy will send this draft to the other members in order to review and mark up before March 11, 2019.
- **Menemsha Master Plan Discussion:**
    - Ms. Weidner reviewed the progress of planning in Menemsha due to her attendance at the Board of Selectmen's meeting on February 19, 2019.
    - Ms. Christy was asked to inquire with Tim who is doing the plans for the Menemsha parking and turn-about.
- **Topics not anticipated by the Chairperson at the time of posting:**
    - Ms. Thompson reported on her attendance at the Conservation Commission on February 6, 2019 regarding the DiMaura area sidewalk. The sidewalk plan was approved.
- **Minutes:**
    - The minutes from Mar. 4, 2019 were reviewed and approved with changes.
- **Next Meetings:**
    - March 25, 2019 Subcommittee Meeting, 3PM
- **Documents:**
    - Draft of Considerations for Peaked Hill Pastures dated February 11, 2019

Meeting adjourned: 4:25PM

Minutes respectfully submitted by Jennifer L. Christy

