**APPROVED**

**Chilmark Planning Board Subcommittee Meeting**

**Wednesday, March 27, 2019**

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

Not Present:

Public: Ann Wallace, Jim Malkin, Katie Carroll, Barbara Armstrong

Staff: Jennifer L. Christy

Meeting called to order at 2:00PM**:**

* + - **Menemsha Bus Turn Around discussion:**
			* Ms. Weidner summarized the events to date: In December 2018, the Board of Selectmen invited alternate ideas be submitted to them for the Menemsha bus turn around. Katie Carroll, Barbara Armstrong and Elise Elliston submitted alternate ideas for the bus turn-around to the Board of Selectmen at the beginning of January and those were sent to Bill Brewster (architect/planning consultant originally hired by the MVC, in collaboration with the Town in early 2018, to draw a plan for the bus turn-around in Menemsha) in order to gather his input. Mr. Brewster sent back his comments to the Selectmen. On February 6, 2019 the Board of Selectmen reviewed Mr. Brewster’s comments. At that point, the Selectmen asked an engineer, VLSE, Inc., to take the Armstrong plan and see if the plan was feasible for the VTA buses and the layout of the parking spots. The Planning Board is to provide feedback to the Board of Selectmen at their next meeting.
			* Ms. Carroll stated the plan that the subcommittee was looking at is not the Armstrong plan. It was determined that the subcommittee was viewing a plan of the Menemsha turn-around that was dated Feb. 26, 2019. Ms. Carroll stated that Bill Austin of VLSE, Inc. provided a plan that is the correct plan. Mr. Malkin stated the Board of Selectmen agreed to send the Feb. 26, 2019 plan to the Planning Board for their review and comment.
			* Mr. Malkin clarified that the Board of Selectmen agreed to take Ms. Armstrong’s plan and implement it pending the ability of buses to get around it and the only question was whether moving a road slightly nearer to the harbor made sense. Mr. Malkin clarified that the Feb. 26, 2019 dated plan is the correct plan to review.
			* Mr. Cook inquired what the changes are besides removing some parking places. Ms. Weidner stated that she thought that Mr. Austin of VLSE, Inc. was tasked with taking the Armstrong idea and showing if everything was moved over and the roadway was widened, what would that do to the parking in the middle and could the bus still get around. Ms. Weidner further stated that there are elements of the Brewster plan/Armstrong modification that she would like added back in: motorcycle parking, designated drop-off point, corner used for trash pick-up, and access/space for emergency vehicles.
			* Ms. Carroll stated that the emergency vehicles are already accommodated in spaces near the gas station. She further stated that there is a process for when an emergency occurs.
			* Ms. Weidner stated that the subcommittee/Planning Board would prepare comments to provide to the Board of Selectmen and also asked who would implement the plan in Menemsha.
			* Mr. Malkin stated that Highway Superintendent would implement the painting of lines in the Menemsha parking lot.
			* Ms. Weidner stated she is a proponent of trying a plan in Menemsha and is still concerned about pedestrian safety.
			* Mr. Malkin stated the views of the subcommittee/Planning Board need not be written and may be conveyed verbally to the Board of Selectmen.
			* Ms. Carroll noted some issues with the parking spaces, noted that the lines are too long and noted some spots that should be eliminated. She further noted that the buses already make it around the lot and is of the view that not as many parking spots will need to be eliminated. Ms. Carroll noted that bike racks need to be maintained and incorporated into the plan for Menemsha. Ms. Weidner stated she agreed that bike racks need to be in a designated area.
			* Mr. Malkin invited the subcommittee members to draw right onto the plan their recommendations.
			* Mr. Cook asked if it would be useful for the Police Chief to review the plan. Mr. Cook also stated his support of the Armstrong plan and noted that it may encourage more people to use the off-site parking area off Tabor House road. He suggested also checking in with EMS to ascertain whether any of the smaller details of where EMS vehicles should park and carry out emergency actions.
			* Ms. Thompson inquired how the plan would be evaluated. Mr. Cook inquired whether there should be painting designating that certain spaces are for compact cars. Brief discussion occurred and no action was taken on this idea.
			* Ms. Thompson inquired how the subcommittee would convey their thoughts/questions/ recommendations.
			* Ms. Weidner summarized the thoughts of the subcommittee:
				+ Is there specific space for emergency vehicles? Is specific designation needed?
				+ The subcommittee supports the “Armstrong modification” to the Brewster Plan while also:

Showing motorcycle & moped parking areas on the plan (Ms. Carroll stated that a person who is an experienced engineer should opine on wherethe motorcycle/moped spaces should go).

Showing where there is a pull-off, drop-off spot

The plan for evaluation and the metrics that will be collected should be identified before the project is implemented.

Ms. Weidner reiterated the four things that the subcommittee would include in their review/recommendation:

The subcommittee does not feel that the emergency area needs to be specifically designated on the plan.

Parking spots moved toward the harbor as shown in the “Armstrong modification”.

Supports the addition of several motorcycle/moped spots on the plan.

Supports the identification of “metrics” in order to evaluate the success of the plan over the summer.

Ms. Weidner stated that one of the subcommittee members would attend the Board of Selectmen’s meeting on April 2, 2019 to verbally communicate these points.

No other action was taken on this topic.

* + - **Peaked Hill Pastures Site Discussion:**
			* The subcommittee reviewed the Chilmark Housing Options 3/27/19 Draft 2 chart prepared by Ann Wallace with the subcommittee members Ms. Thompson and Mr. Cook.
			* Mr. Cook noted that the chart shows two separate models and their considerations in order to assist in the decision of what type of affordable housing should be considered for Peaked Hill Pastures.
			* Mr. Cook inquired at what point in the project would the subcommittee engage with the Finance Committee to try to understand what thinking is out there of what the Town might be able and/or willing to bear.
			* Ms. Thompson thought that is a good idea, but also that this step might come later, after the recommendation is submitted by the Planning Board. Mr. Cook noted that it is going to come down to what kind of Town is wanted by the townspeople. He noted that the turnkey housing option would require significant initial investment and it will bring up all the questions about the tax rate and what are the priorities of the Town. He noted that while the Towns deliberate on affordable housing, large houses are built that require a lifetime of “built-in” maintenance by workers.
			* Mr. Cook stated that he is undecided on whether he would not be in favor of raising the tax rate for the purpose of affordable housing (even though most people state that they would not want to raise their tax rate) due to the fact that affordable housing may be viewed as a necessary infrastructure cost. He noted that the Town will not be facing large infrastructure costs in the future partly due to a likely stable or declining number of school students and there may not be major projects. Mr. Cook wondered if the tax base may be encouraged to view the provision of affordable housing as a necessary element of the Town’s infrastructure. More discussion occurred regarding how members of the Finance Committee may contribute to the discussion.
			* Ms. Weidner noted that the Planning Board will need to go before the Board of Selectmen with a recommendation of the use of the Peaked Hill Pastures and affordable housing and the Selectmen will need to go before the Town and she agreed with a need to show a comparison of the options to the Town so that people fully understand the costs and benefits.
			* Ms. Wallace noted that the MVC has done some comparisons and she also noted any ownership options are owned by people who pay taxes (even though the land may be leased) and, therefore, if taxes go up the taxes of those in affordable housing will also increase.
			* Mr. Cook noted that modifications could be made to the previous Chilmark affordable housing projects (Nab’s Corner, Middle Line Road) and the recommendations could be made with a comparison of modified plans based on what has been learned after the implementation of Nab’s Corner and Middle Line. Discussion occurred about the exact responsibility of the subcommittee/Planning Board in a recommendation to the Board of Selectmen. Mr. Cook stated that he thought it is a recommendation of the best use of the Peaked Hill Pastures site. Ms. Thompson stated that she thought the responsibility is to present a progress report of what has been learned and what data has been gathered and what the next step is planned. Ms. Weidner agreed that right now the responsibility is to produce a progress report of information collected and plans for the future.
			* Discussion occurred regarding the responsibilities of various island housing entities. It was noted that DCRHA is an organization that manages housing developments and that Island Housing Trust is a development entity. The Town contracts with the DCRHA to manage Middle Line Road rental housing. It was noted that the Town does not make money on rentals.
			* Discussion continued about Ann Wallace’s chart and how it may be revised and added to in order to complete the comparison of the options. It was decided that a paragraph about qualifications of those in affordable housing be included on the chart. Ms. Wallace stated she would revise the chart, Chilmark Housing Options, and have it ready for the next meeting.
			* Ms. Wallace noted that the AMI used to define eligibility for Affordable Housing for the State is 80%, which on the island is, Ms. Wallace stated, not realistic. Because of this, she noted, the island is allowed up to 150% AMI for determining eligibility for Affordable Housing and this limit is defined as ‘Community Housing’ within the wider State (81%-150%). Discussion occurred about how housing at Peaked Hill Pastures may be defined and by which term should it be referred to on the chart. It was noted that the chart is not specific to Peaked Hill Pastures as the chart is about housing options in general.
			* The subcommittee members discussed the draft of “Considerations for Peaked Hill Pasture and Land by Tabor Road Landfill: A PROGRESS REPORT” and Ms. Thompson planned to produce a new draft version of the “Considerations for Peaked Hill Pasture and Land by Tabor Road Landfill: A PROGRESS REPORT” by the next meeting of the subcommittee. Discussion occurred about the definition of Affordable Housing and it was determined there is a formula.
			* A meeting was scheduled for Thursday, April 11, 2019 at 1PM.
			* Draft minutes from March 4, 2019 were approved as written and draft minutes from March 11, 2019 were approved with one change.
			* Meeting adjourned: 3:30PM

Minutes respectfully submitted by Jennifer L. Christy