

REVISED 2/9/2024

Chilmark Planning Board

Meeting

Monday, February 12, 2024 @ 4:30PM

Via Remote Participation

Join Zoom Meeting
<https://us06web.zoom.us/j/85125684661>

Meeting ID: 851 2568 4661



Agenda

- 4:30PM** **Continued Public Hearing:** Pickle Ball Zoning Bylaw Amendment Proposal
- 5:00PM** **DRAFT Minutes Review & Approval:**
- Dec. 14, 2023 Joint Meeting with the Select Board
 - Jan. 8, 2024
- 5:10PM** **Continued Public Hearing:** Form C Definitive Subdivision Susan Eddy, Map 25, Lot 7.6, 12 Welles Way
- 5:30PM** **Agricultural Zoning Bylaw Discussion**
- 6:00PM** **Accessory Apartment and Guest House Zoning Bylaw Discussion**
- 6:30PM** **Review of 2023 Town Report DRAFT**
- 6:45PM** **Master Plan Subcommittee**
- Report
- Correspondence:**
- Edg. Planning Board Hearing Notice
 - ZBA Decisions and Applications Notices
 - Peter M White re Map 25, Parcel 1B
 - Laura Silber, MVC
 - Tim Carroll re Battery Back Up Cabinet
 - Amy Weinberg
 - Squibnocket Pond Adv Committee Report
- Calendar**
- Next regularly scheduled meeting date:
 - Feb. 26, 2024

Topics not reasonably anticipated by the Chairperson at the time of posting

DOCUMENTS:

Pickle Ball Zoning Bylaw Amendment Proposal
Form C Definitive Subdivision Susan Eddy, Map 25, Lot 7.6, 12 Welles Way Application & Plan
DRAFT Accessory Apartment & Guest Houses ZBL amendments

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Meeting ID: 851 2568 4661

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REVISED 2/9/2024

+13017158592,,85125684661# US (Washington DC)

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- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 876 9923 US (New York)
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 408 638 0968 US (San Jose)
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
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Find your local number: <https://us06web.zoom.us/j/kcCncGf14o>

**CHILMARK PLANNING BOARD
PUBLIC HEARING**
Monday, November 13, 2023, 4:30PM
Via remote participation
Join Zoom Meeting
<https://us06web.zoom.us/j/83882596089>

The Chilmark Planning Board will hold a **Public Hearing on Monday, November 13, 2023, at 4:30PM via remote participation** to review proposed amendments to the Chilmark Zoning Bylaws as follows:

To make pickle ball courts a prohibited use rather than a specially permitted use.

Join Zoom Meeting
<https://us06web.zoom.us/j/83882596089>
Meeting ID: 838 8259 6089

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Dial by your location

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- +1 301 715 8592 US (Washington DC)
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- +1 309 205 3325 US
- +1 360 209 5623 US
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- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 838 8259 6089

Find your local number: <https://us06web.zoom.us/u/kl7GKmDfc>

Copies of the full text of proposed amendments are available from the Planning Board office at the Chilmark Town Hall, 401 Middle Road, and by electronic mail. Interested parties are invited to attend, by remote participation, the public hearing and/or send comment. Please address any comment or a request for copies of proposed amendments to:

Chilmark Planning Board
Chilmark Town Hall

P.O. Box 119
Chilmark, MA 02535
Phone: 508-645-2107
Fax: 508-645-2110
Email: jchristy@chilmarkma.gov

DRAFT

Meeting Minutes Chilmark Planning Board Meeting January 8, 2024 4:30PM Via remote participation

Present: Ann Wallace, Catherine Thompson, Peter Cook, Hugh Weisman, Rich Osnoss, Janet Weidner

Not Present: Mitchell Posin

Public & Board/Comm. Members: Thomas Humphrey, Ruby Iantosca, Clark Goff, Sergio Modigliani, Clarissa Allen, Tucker Drummond, Susan Greeley, Daniel Greenman (MV Times), mcook, deb, Claire Keith, Beetlebung Farm (Mara), Mimi Drummond, Adam Turner (MVC), Lauren Lynch, Amy Weinberg, Pam Goff, Rebecca Miller, Krishanna Collins, Willa Kuh, James Sandler, Jeffrey, Rebecca Gilbert, Matt Dix, Bill Veno, Kate Woods, Caitlin Jones, Susan Eddy, Reid Silva, David Price, Nicholas, Joan Clark, Eric Glasgow, Jonathan Adler, Mallory Watts, NA, Nathan Riggs, Steven Flanders, Sarah Flanders

Staff: Jennifer L. Christy

Site: Remote Meeting/Participation on ZOOM

The Meeting was opened at 4:30PM by Chairperson Rich Osnoss.

Continued Public Hearing: Pickle Ball Court Use:

- The public hearing was opening at 4:30PM.
- Rich Osnoss described the results of some individual research on noise and pickle ball.
- Rich Osnoss opened the topic up for discussion. Peter Cook suggested that the Board may search for example regulations applied to deal with the activity of pickle ball and the noise and impact it has on a community.
- Rich Osnoss related that a town in Connecticut is in the process of regulating leaf blowers due to the noise issues.
- Ruby Iantosca described her frustration with dealing with neighbor noise and with the effort to keep noise issues at bay.
- There was no other discussion. Cathy Thompson made a motion to continue the hearing to Monday, Feb. 12, 2024 at 4:30. The motion was seconded by Ann and passed unanimously by roll call vote.

Minutes:

- December 14, 2023 were not reviewed.
- December 18, 2023 were reviewed and approved as presented.

Discussion: Agricultural zoning bylaw amendments:

- Due to the fact that it was only 4:45PM, the Chairperson decided to move this topic above the Eddy subdivision plan and summarized the events of the agricultural bylaw proposal to this date. Ann Wallace noted that the Board had requested Adam Turner from the MVC attend to assist with this process. Adam Turner expressed the desire to listen to the ideas and proposals at first so that he may see how he may contribute in a technical way.
- Amy Weinberg noted her willingness to work with the Town and the Planning Board to develop a proposal that works for the Town.
- Hugh Weisman noted that he is in favor of the farms succeeding, but does want to explore "guard rails". He thought it is possible that the Planning Board may start with the original

proposal that the farm group presented earlier in the year. He further expressed that it will be important that the ideas reach a broader section of the Town to hear what the issues are.

- Janet Weidner noted that the Peaked Hill Pastures Affordable housing project had a process that worked and she thought it would work for this project. Janet described a series of forums, after a certain proposal was developed and noted that the MVC may be able to assist with this as they did at the time of the Peaked Hill Pastures forums. Adam Turner expressed agreement with the value of a process such as was done with the Peaked Hill Pastures project. Amy Weinberg noted that the existing zoning bylaw may be useful. Rebecca Miller expressed that there is a need to move more quickly for the farms and she would like to have something that is voted on at the spring Town Meeting.
- Claire Keith was recognized and read a prepared statement.
- Rich Osness stated that the agricultural zoning bylaw discussion would occur after the Susan Eddy subdivision proposal public hearing.

Public Hearing, Susan Eddy Form C Subdivision Plan, Map 25, Lot 7.6, 12 Welles Way:

- Rich Osness opened the public hearing at 5:12PM and read a letter received from the Board of Health. Rich Osness also read from an email received from Bill Veno at the MV Commission detailing some areas of the DRI Checklist that may be triggered and those were listed.
- Reid Silva shared his screen with the Susan Eddy Form C subdivision plan and presented the plan.
- Cathy Thompson suggested that a site visit be made to view the road.
- Ann Wallace moved to continue the hearing to Feb. 12th at 5:10PM (the 77th day after receipt of the plan via email on Nov. 27th, 2023). The motion was seconded by Cathy Thompson and approved unanimously by a roll call vote.
- Bill Veno was recognized and explained the MV Commission factors that he noted in his email that was read aloud by Rich Osness. Reid Silva noted that it would be beneficial to the applicant if it was known whether the Board felt that the proposal was viewed positively by the Board before the subdivision plan was referred to the MV Commission.
- Rich Osness asked Jennifer Christy to work with Board members to schedule a site visit to 12 Welles Way.

Cont'd Discussion: Agricultural zoning bylaw amendments:

- Discussion occurred regarding how to move forward. Rich Osness asked the Planning Board members what direction the Board should take.
- Peter Cook stated that this may not be about amending a bylaw. He asked what kind of activities on the part of the farmers and how many events are being proposed. He grouped some of the activities as either educational or commercial, the growing and sale of products. He advocated for an open forum type of process so that the whole range of ideas come out and may be worked out.
- Rich Osness thought that public outreach is important but he worried about the time needed and thought that the Planning Board meetings are also a good venue to hear from the public.
- Cathy Thompson noted previous large projects, such as the 'Big House bylaw" and the Peaked Hill Pastures affordable housing project, and noted that these large, important and impactful initiatives take considerable time to develop properly. Cathy advocated not going to public hearings right away since a proposal needs to be developed. Rich Osness suggested that the Planning Board work to develop a proposal.

- Ann Wallace wondered if the Board could collect all the submissions from the farmers and talk with Bill Veno at the MV Commission or Adam Turner to see if a facilitator could be obtained to help understand the proposals. Rich Osnoss asked if Ann would be supportive of a committee appointed by the Select Board to work on a proposal. Peter Cook asked what sort of committee should be put together and noted that the farms are all very different with varying goals. He wondered if a “pilot program” could be developed that some farms could move forward with that would make clear what works and what may not work. Rich asked how to go forward.
- Ann stated that the Select Board specifically noted that a group that develops a zoning bylaw proposal should not have members that have a financial interest in the outcome. She noted that this is a good reason why she would advocate for a facilitator type of process to maximize community engagement.
- Rich Osnoss stated that outside assistance would be welcome. Amy Weinberg stated that she personally thinks that the existing bylaw is strong, broad and subject to interpretation. She welcomed public feedback and dialogue and wondered if facilitated conversations with the public could move forward but not with the goal of anything immediate. She thought it would be a good idea to take the temperature of the town and she thought that what is happening already is not really far from what is allowed already. She reiterated that the existing bylaw is broad, but she thinks that there has been an evolved sense since the 1970s of what a farm does, what a community values in farms.
- Rich Osnoss stated that the farm discussion would be on the next agenda and asked Jennifer Christy to work with the MVC representatives to develop a good way to encourage public participation. Clarissa Allen was recognized and wondered if you invite people to a forum it would be good to have something to respond to. She said townspeople have asked her what exactly is being proposed. Mimi Drummond was recognized and stated that she only recently became aware of the discussion and she has read an original proposal. She expressed some concern with changing the bylaws and urged the Town to be careful with any changes. She noted that there seems to be a lack of clarity in the proposal in terms of the size of events at farms and regularity. Mimi Drummond noted her appreciation of the careful thought that it appears the Planning Board is given to this topic and noted her concern with traffic.
- Sergio Modigliani expressed confusion and stated that the only permitted use in town is agricultural and agriculture is commercial. He noted that the zoning officer is arguing that commercial activity is inappropriate and he stated that that does not seem to be correct and noted that the non-farmers are the ones who are the “interlopers”.
- Joan Clark expressed curiosity about the bylaw and noted that changing a bylaw is a large project and obtained clarity on how a bylaw is developed and the procedure.
- Rich Osnoss reiterated that the topic will stay on the agendas going forward and that the Board will reach out to the MV Commission when they are ready with some proposal.
- Hugh Weisman was recognized and stated, assuming the farms can actually proceed with what they are already doing, what would be the effect of receiving a list from the farms about what they want to do and then we allow them to do it and see how it goes. He thought that maybe unless the farms are doing something wrong, maybe they are doing something right.
- Clarissa Allen stated that a farmer, Caitlin Jones, wanted it known that there is considerable discussion at the state level about farms and what they are permitted to do.
- Jonathan Adler was recognized and asked if the documents could be shared and placed online. Rich Osnoss stated that the documents would be posted online going forward.

Zoning Bylaw Discussion, Accessory Apartment & Guest House Amendment proposals Discussion:

- After brief discussion, it was decided that Rich Osness will meet with Hugh Weisman to discuss the next steps. No other action was taken.

Discussion: Steven Flanders access to O Flanders Farm, Map 19, Lot 9:

- Discussion occurred about the access to the lot.
- Reid Silva described the site and the issue of access by sharing his screen of the lot.
- Reid noted that the plan is to create a new access from Pasture Road. Steve Flanders explained that the access issue was found after the subdivision was approved by the Town and the access proposed is the least obtrusive way to get access to the lot. He noted that the family is trying to resolve the issue.
- Discussion occurred about what the future subdivision may be.
- Rich Osness asked Reid what limits the family from placing a road there to the lot now. Reid stated that one cannot just create an easement and call it frontage. The access now has to have approval from the Planning Board.
- Peter Cook asked if there another idea that would be competing with this to solve the problem. Steve Flanders stated that he does not want to put a road in that intrudes on anyone. Peter stated that he just wanted to know whether this is the option that makes the most sense.
- Ann Wallace stated her hope that whatever road or access gets decided on is a road that works with the town subdivision development.
- Rich inquired about where power would go and Steve Flanders stated that power would come from Pasture Road because he has rights over that road. Rich noted there has been discussion about the level of power coming in the road within the Peaked Hill Pastures affordable housing project. Steve stated he owns where the power comes in from Tabor House road and he would be amenable to assisting with this power issue.
- Hugh Weisman asked if it would be prudent to extend the road. Reid Silva stated that the road could be brought in and if people knew what they wanted to do in terms of a division then that would be ok.
- Janet Weidner asked what Reid needs to know today. Reid stated that he just wanted to take the temperature today and get feedback.
- Bill Veno was recognized and noted that a division of large parcels can trigger an MV Commission review such as for habitat, open space for example.

PB Subcommittee on the Menemsha Traffic Calming review and Master Plan:

- Janet Weidner, Chairperson of the Subcommittee, provided a summary of what has occurred up to this point.
- Janet Weidner referenced a memo that has been drafted and sent to Board Members in advance of this meeting to review.
- Ann Wallace made a motion to send the informational advisory memo to the Select Board. The motion was seconded and the motion was approved unanimously by a roll call vote.

Minutes:

- December 11, 2023 were reviewed and approved as amended.

Correspondence:

- The Board members were alerted to an email from Bill Veno about the rescheduled Overlay Zoning workshop on January 6, 2024.
- The Board members were alerted to the fact that the new dues statement from MA Planners was received and the dues are now \$90/year instead of \$80/year. It was decided that the DRAFT budget with this amended number will be approved once the salary amounts are inserted in the budgets.

-

Zoning Bylaw Discussion-Accessory Apartments and Guest House:

- It was decided that the Accessory Apartment/Guest House zoning bylaw topic be placed on the next agenda and that the materials shared by Hugh Weisman be sent again to the Board members.

A motion was made to adjourn the meeting. The motion was seconded and the meeting adjourned at 5:27PM.

Next Meeting(s):

- Monday, Jan. 22, 2023, 4:30PM

Documents:

Minutes respectfully submitted by Jennifer L. Christy

APPENDIX B

FORM C
APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

File four (4) completed forms: two (2) with the Planning Board, one (1) with the Town Clerk, and one (1) with the Board of Health, together with the required filing fees.

Chilmark, MA November 25, 2023
Date

To the Planning Board & Board of Health:

The undersigned herewith submits the accompanying Definitive Plan of the property located in the Town of Chilmark for approval under the requirements of the Subdivision Control Law and the Planning Board's Rules and Regulations governing the Subdivision of Land in the Town of Chilmark.

A list of names and addresses of all persons owning rights in property abutting the proposed subdivision, including surface, mineral and security rights, is attached. These names are as they appear on the most recent tax list and land records.

1. Name of Subdivider Susan Eddy Phone _____
Address #12 Welles Way (Assr.-Pcl. 25-7.6)
2. Name of Owner _____ Phone _____
Address _____
3. Name of Engineer/Surveyor Vineyard Land Surveying & Eng Phone 508-693-3774
Address P.O. Box 421, West Tisbury, MA 02575
4. Deed of Property Recorded in Year 1983, Book 400, Page 519
5. Location and description of Property: Assessors Map(s) 25 Parcel(s) 7.6

6. Is any part of this property within the boundaries of a District of Critical Planning Concern, as described in Article 11 of the Chilmark Zoning By-Laws? NO

7. The following are all the mortgages, liens, easements, restrictions and other encumbrances on the whole or any part of the land within the proposed subdivision _____

8. The following are the easements and restrictions appurtenant to the land within the proposed subdivision over the land of others: _____

9. Check where applicable:

No Preliminary Plan of this proposed subdivision has been submitted to the Board.

A Preliminary Plan of this proposed subdivision, to which this plan conforms, was approved by the Board on _____ .

A Preliminary Plan of this proposed subdivision, to which this plan conforms, was approved by the Board with modifications, which modifications have been incorporated in the plan herewith submitted on _____

10. The applicant(s) covenant(s) and agree(s) for himself (themselves) and his (their) heirs, executors, administrators, successors and assigns:

a. To construct and complete the required improvements as finally approved by the Board within one year from the date of this application, or within such further time as the Board may allow in accordance with the specifications set forth in the Rules and Regulations of the Board.

b. That, before the approval of the plan to which this application relates becomes effective, he (they) will cause to be filed with the Board a covenant satisfactory to the Board. Such covenant shall run with the land, and shall be properly recorded or registered. The covenant shall provide that no lot in the subdivision shall be sold and that no building shall be erected on any lot until the required improvements are completed in accordance with the specifications laid down by the Board so as to adequately serve such lot. If this application is approved, he (they) will fulfill such condition until compliance therewith is evidenced by a certificate by the Board.

c. That if this application is approved, he (they) will cause the Definitive Plan of the subdivision to be recorded in the Registry of Deeds of Dukes County within fifteen days after such approval and that he (they) will not sell, or offer to sell, any of the lots within the subdivision until such plan is recorded and all other conditions specified by the Board have been carried out.

11. This application is accompanied by an original drawing of the Definitive Plan and all other plans, maps and material required as part of the Definitive Plan, and the required number of print copies of each, all on the forms and in the manner prescribed by the Board, and the necessary fee(s) as required under the Rules and Regulations of the Board.

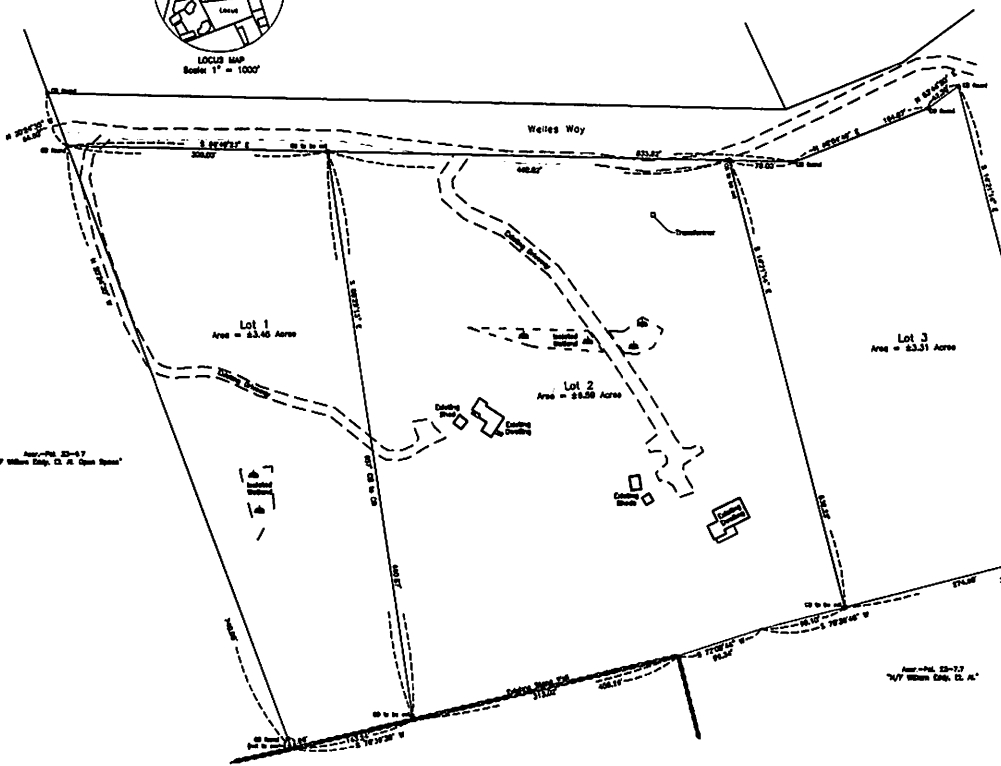
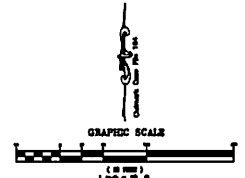
WITNESS the signature(s) and seal(s) of the undersigned applicant(s) this 11/27/2023 day of

(Address of Owner)

(Mortgagees)

Assented to:

Kim P. Little (Agent)



TOWN OF CHILMARK PLANNING BOARD APPROVED

Date: _____

I, Jennifer Christa, Clerk of the Town of Chilmark hereby certify that the copies of approval of this plan by the Planning Board have been received and recorded at this office and no notice of appeal was received during the twenty day and other such receipt and recording of said notice.

Town Clerk
Date: _____

I certify that this survey and plan were prepared in accordance with the Procedures and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that this plan has been prepared in conformity with the rules and regulations of the Registrar of Deeds of the Commonwealth of Massachusetts.

Date: 10/17/2023
[Signature]
Professional Surveyor



Survey of a Division of Lot 8 Chilmark, Dist. No. 154
212 Welles Way (Assessor Parcel 25-7-2)
State Reference Book 403 Page 875
Plan Reference Ordinance Dist. No. 154
Zoning Ordinance 21
Minimum 20' Front, Side, Rear
Minimum Lot Area 1.0 acre
Note: Form C Plan Required For Item 2 On Ordinance Dist. No. 154

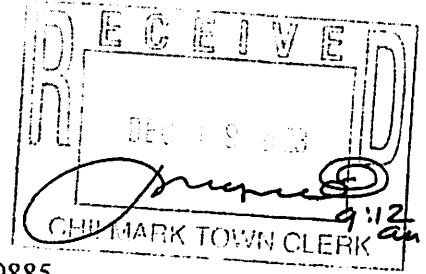
Plan of Land in Chilmark, Mass. Surveyed for Susan Eddy
Scale 1" = 50' October 25, 2023
VINEYARD LAND SURVEYING & ENGINEERING
208 No. 104-1

**CHILMARK PLANNING BOARD
PUBLIC HEARING**

Monday, January 8, 2024, 5:10PM

Via Remote Participation

ZOOM Meeting Link: <https://us06web.zoom.us/j/82354079885>



Pursuant to MGL c. 41, §81T, the Chilmark Planning Board will hold a **Public Hearing on Monday, January 8, 2024, at 5:10PM via remote participation** to review a definitive subdivision plan titled, "Plan of Land in Chilmark, Mass. surveyed for Susan Eddy, dated October 25, 2023, scale: 1"=50' , and submitted on December 18, 2023 by Vineyard Land Surveying & Engineering Inc., 12 Cournoyer Road, West Tisbury, MA 02575.

Interested parties are invited to attend, via remote participation, the public hearing and/or send comment: Please address any comment to:

Chilmark Planning Board

Chilmark Town Hall

P.O. Box 119

Chilmark, MA 02535

Fax: 508-645-2110

Email: jchristv@chilmarkma.gov

Access meeting information: <https://www.chilmarkma.gov/planning-board/events/61246>

DRAFT

Chilmark Planning Board

2023

To the Honorable Board of Selectmen
and Residents of the Town of Chilmark:

In January 2023, the Planning Board finalized the proposal to amend section 4.2A, 3. Swimming Pool and/or Tennis Court in the Zoning Bylaws. This amendment proposal was voted by the Town at the April 24, 2023 Annual Town Meeting. The Attorney General partially approved the amendment on November 6, 2023. The Planning Board also worked to prepare proposals to amend the Guest House (4.2A, 1.) and Accessory Apartment (6.12, A.) sections of the Zoning Bylaws, to amend the Exception for Affordable Rental Housing section (6.10) and to amend the Zoning Bylaws to address fractional ownership, interval and timeshare issues. This work is in progress.

In November 2023, the Planning held public hearings to gather input on a proposed amendment to the Zoning Bylaws to address the Pickle Ball Court Use. The public hearings have been continued into 2024.

The Planning Board deliberated on the topic of zoning bylaws that would address the commercial and public activities of farms in Chilmark at the fall 2023 meetings of the Board. This discussion continues into 2024.

The Planning Board intermittently met with members of the Peaked Hill Pastures RFP Committee to discuss the ongoing planning for the affordable housing initiative.

In September 2023, the Planning Board was requested by the Select Board to research and recommend solutions to the speed of traffic on Basin Road in Menemsha. The Planning Board Subcommittee took on the task, with the assistance of Dan Doyle of the MV Commission, and prepared a recommendation that was submitted to the Select Board on December 18, 2023.

On May 22, 2023, the Planning Board reorganized the Subcommittee for the purpose of developing an update to the Town's Master Plan. The Subcommittee meets twice per month, generally on the same 2nd and 4th Mondays of the month at 3PM, just prior to the Board meeting at 4:30PM. The Subcommittee has engaged with professionals at the MV Commission and has completed issuing a Master Plan Survey to Town Boards, Committees and Departments. As of December 31, 2023, the Subcommittee was receiving survey responses, assessing the responses and determining where the responses may fit into a chart of leading Town topics and concerns. The Planning Board Subcommittee, with the approval of the Board, plans to issue a survey in 2024 to the wider Townspeople to gather additional data.

In 2023, the Planning Board reviewed four (4) Approval Not Required (ANR) plans and three were endorsed and one was withdrawn. In addition, the Board approved two (2) additional dwellings in previously approved subdivisions. One (1) Form C Definitive Subdivision application

and plan was submitted to the Planning Board in 2023. The plan is under review as of December 31, 2023.

The Planning Board oversees two subcommittees: the Trails and Byways Committee and the Squibnocket Pond District Advisory Committee.

The Chilmark Trails and Byways committee is committed to connecting and preserving the scenic ways and trails of Chilmark. Any private landowner who would like to discuss a trail easement on or through their property or who has an interest in being a member of the Committee is encouraged to contact the Planning Board.

The Squibnocket Pond District Advisory Committee, temporarily chaired by Leanne Cowley, serves as an advisory committee to the Chilmark Planning Board. The committee's purpose is to help monitor the condition and health of the pond and its watershed, and to recommend actions to the Town of Chilmark that would mitigate problems such as excess nitrogen levels; the impact of invasive species; and issues with water quality and water usage arising from development. SPDAC members attend Site Review meetings that examine project applications that are within the Squibnocket Overlay District and subject to Article 12 of the Zoning Bylaws. For the past two years, members of the committee have attended meetings of the Squibnocket Pond Working Group of the MVC's Up-Island Watershed Management Plan Committee, which seeks to secure 208 funding for mitigation projects. The committee's website page contains more detail on Squibnocket Pond and SPDAC's history and purpose: <https://www.chilmarkma.gov/squibnocket-pond-district-advisory-committee>. Residents who have an interest in being a member of the Committee are encouraged to contact the Planning Board.

The Planning Board also assists with the annual meeting of the North Tabor Farm Committee. This Committee held their annual meeting on October 2, 2023.

Everyone is welcome to attend the Planning Board's meetings, which are normally held on the second and fourth Mondays of each month at 4:30 p.m. in the Selectmen's Meeting Room, but are currently held via a remote connection. If you are unable to attend, please visit the town website at www.chilmarkma.gov for the latest meeting minutes and calendar of events.

Respectfully submitted,

RICHARD ALAN OSNOSS, Chair
PETER B. COOK
MITCHELL POSIN
CATHERINE A. THOMPSON
ANN WALLACE
JANET L. WEIDNER
HUGH STIX WEISMAN

JENNIFER L. CHRISTY, Admin. Asst.

Correspondence

NOTICE OF PUBLIC HEARING Town of Edgartown - Planning Board

In accordance with Sections 5.1 and 10.1.G of the Edgartown Zoning Bylaw, the Planning Board will hold a public hearing on Tuesday, February 6, 2024 at 6:30 PM, at the request of George Sourati, Sourati Engineering Group, on behalf of Two Wheeler Holdings, LLC, to construct a 9x21 ft spa and plunge pool with associated utilities and a 767 sq foot deck addition to an existing single-family residence on a pre-existing non-conforming, lot located in the Inland Zone of the Coastal district.

The subject property is located at 93 Edgartown Bay Road, Assr. Pcl. 51-41.

This public hearing will be conducted using Remote Conference technology, in accordance with Chapter 23 of the Acts of 2021. Interested parties may 'attend' the meeting online by visiting: <https://us02web.zoom.us/j/86911418004>, or voice phone call to (646) 558-8656 (when prompted, enter Meeting ID #8691 141 8004

Application Materials may be reviewed online on the Planning Board page on the town's website -- <https://www.edgartown-ma.us> -- or at the Planning Board Offices, PO Box 5130, Edgartown, during regular business hours.

**Deanna Ahearn Laird, Assistant
Planning Board**

NOTICE OF PUBLIC HEARING Town of Edgartown - Planning Board

In accordance with Sections 5.1 and 10.1.G of the Edgartown Zoning Bylaw, the Planning Board will hold a public hearing on Tuesday, February 6, 2024 at 6:50 PM, at the request of Doug Hoehn , SBH, Inc, on behalf of Wintucket Cove LLC, to construct a plunge pool and re-purpose a portion of existing garage as a pool cabana.

The subject property is located at 59 Seth's Way, Assr. Pcl. 27-7.

This public hearing will be conducted using Remote Conference technology, in accordance with Chapter 23 of the Acts of 2021. Interested parties may 'attend' the meeting online by visiting: <https://us02web.zoom.us/j/86911418004>, or voice phone call to (646) 558-8656 (when prompted, enter Meeting ID #8691 141 8004

Application Materials may be reviewed online on the Planning Board page on the town's website -- <https://www.edgartown-ma.us> -- or at the Planning Board Offices, PO Box 5130 Edgartown, during regular business hours.

**Deanna Ahearn Laird, Assistant
Planning Board**

NOTICE OF PUBLIC HEARING Town of Edgartown - Planning Board

In accordance with Section 5.1 of the Edgartown Zoning Bylaw, the Planning Board will hold a public hearing on Tuesday, February 6, 2024 at 5:30 PM, at the request of Doug Hoehn, SBH, inc., on behalf of Azur Properties LLC, to construct a 900 square foot guest house in the inland zone of the Coast District.

The subject property is located at 153 Cow Bay Road, Assr. Pcl. 13-3.

This public hearing will be conducted using Remote Conference technology, in accordance with Chapter 23 of the Acts of 2021. Interested parties may 'attend' the meeting online by visiting: <https://us02web.zoom.us/j/86911418004>, or voice phone call to (646) 558-8656 (when prompted, enter Meeting ID #8691 141 8004

Application Materials may be reviewed online on the Planning Board page on the town's website -- <https://www.edgartown-ma.us> -- or at the Planning Board Offices, PO Box 5130, Edgartown, during regular business hours.

Deanna Ahearn Laird, Assistant
Planning Board

NOTICE OF PUBLIC HEARING

Town of Edgartown - Planning Board

In accordance with Section 5.1 of the Edgartown Zoning Bylaw, the Planning Board will hold a public hearing on Tuesday, February 6, 2024 at 5:30 PM, at the request of Doug Hoehn, SBH, Inc, on behalf of Azur Properties LLC, to construct a pool in the inland zone of the coastal district.

The subject property is located at 153 Cow Bay Road, Assr. Pcl. 13-3.

This public hearing will be conducted using Remote Conference technology, in accordance with Chapter 23 of the Acts of 2021. Interested parties may 'attend' the meeting online by visiting: <https://us02web.zoom.us/j/86911418004>, or voice phone call to (646) 558-8656 (when prompted, enter Meeting ID #8691 141 8004

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Planning Board

NOTICE OF PUBLIC HEARING
Town of Edgartown - Planning Board

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Deanna Ahearn Laird, Assistant
Planning Board

NOTICE OF PUBLIC HEARING Town of Edgartown - Planning Board

In accordance with Section 5.1 of the Edgartown Zoning Bylaw, the Planning Board will hold a public hearing on Tuesday, February 6, 2024 at 6:10 PM, at the request of Bryan Cornock, Brodsky Woodworking, Inc, on behalf of Charles and Amanda Kane, to construct a 3rd floor viewing deck with partial roof line not to exceed existing ridge height. Including a new set of French Doors for access.

The subject property is located at 415 Katama Road, Assr. Pcl. 45-130.4.

This public hearing will be conducted using Remote Conference technology, in accordance with Chapter 23 of the Acts of 2021. Interested parties may 'attend' the meeting online by visiting: <https://us02web.zoom.us/j/86911418004>, or voice phone call to (646) 558-8656 (when prompted, enter Meeting ID #8691 141 8004

Application Materials may be reviewed online on the Planning Board page on the town's website -- <https://www.edgartown-ma.gov> or at the Planning Board Offices, PO Box 5130, Edgartown, during regular business hours.

**Deanna Ahearn Laird, Assistant
Planning Board**



ZONING BOARD OF APPEALS

Town of Chilmark

January 10, 2024

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit & Variance Applications January 25, 2024

This provides a summary of the Special Permit & variance applications that will be heard at the January 25th ZBA meeting – materials for these projects can be found on the ZBA's agenda page for this meeting: <https://www.chilmarkma.gov/zoning-board-appeals/agenda/zoning-board-appeals-meeting-48>

1. A) SOURATI ENGINEERING GROUP FOR SANTIAGO REALTY TRUST:

Map 34 Lot 1.3 ~ 9 Signal Hill Lane; Article 6 Section 6.11

This is a continued public hearing. The applicant seeks to demolish a 286 square foot attached garage and construct a 623 square foot one-story addition to an existing single-family residence located in the Squibnocket Pond District. Total proposed living area would exceed total allowable living area by 660 square feet. The Site Review Committee reviewed this application on 6/26/23. The Board of Health reviewed this application on 7/26/23.

B) NUTTER, McCLENNEN & FISH LLP FOR SANTIAGO REALTY TRUST:

Map 34 Lot 1.3 ~ 9 Signal Hill Lane; Article 12 Section 12.4C1 (APPEAL)

The Building Inspector made a determination that By-law 12 applied to the application for a special permit. This is an appeal of that decision.

C) NUTTER, McCLENNEN & FISH LLP FOR SANTIAGO REALTY TRUST:

Map 34 Lot 1.3 ~ 9 Signal Hill Lane; Article 12 Section 12.4C1 (VARIANCE)

If the ZBA upholds the Building Inspector's determination that By-law 12.4C1 is applicable to the project, the applicant has filed a variance for relief of the by-law under grounds that enforcement of the bedroom limitation would cause financial hardship to the owners as well as hardship in regards to topography of the lot.



ZONING BOARD OF APPEALS

Town of Chilmark

January 10, 2024

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit & Variance Decisions December 14, 2023

This provides a summary of the Special Permit & variance decisions from the December 14th ZBA meeting – materials for these projects can be found on the ZBA's agenda page for this meeting:

<https://www.chilmarkma.gov/zoning-board-appeals/agenda/zoning-board-appeals-meeting-47>

1. APPROVED JOEL GLICKMAN and JENNIFER LORUSSO:

Map 7 Lot 25.1 ~ 7 High Meadow; Article 6 Section 6.12

The applicant seeks to construct a 397 sf accessory apartment over a proposed garage on a 3.01 acre lot. The accessory apartment will be used as year-round housing for family.

2. APPROVED DOUGLAS J. BENEFIT and MARY E. BENEFIT:

Map 11 Lot 29.4 ~ 14 Quansoo Road; Article 4 Section 4.2A1

The applicant seeks to construct an addition to a guest house. The applicant received a special permit in April 2022 to convert an accessory apartment to a guest house. The size of the guest was incorrectly listed as 700 sf due to calculation error. The guest house is actually 646 sf and the owners would like to add an additional 139 sf for a total size of 785 sf.

3. DENIED MACNELLY COHEN ARCHITECTS FOR SOLMSEN FAMILY LLC:

Map 18 Lot 84 ~ 56 N Abels Hill Road; Article 4 Section 4.2A1 (VARIANCE)

The applicant seeks relief of guest house limit size of 800 sf to allow a screened porch. The ZBA issued a special permit with a condition that the porch not be screened in April 2022. The Zoning Enforcement Officer received anonymous complaints from neighbors that the porch had been screened and asked the owner to remove the screens. At October 2023 meeting, the previous Building Commissioner stated he gave verbal permission for the screened porch and the owner should be granted relief due to conflicting information he received.

4. CONTINUED A) SOURATI ENGINEERING GROUP FOR SANTIAGO REALTY TRUST:

Map 34 Lot 1.3 ~ 9 Signal Hill Lane; Article 6 Section 6.11

This is a continued public hearing. The applicant seeks to demolish a 286 square foot attached garage and construct a 623 square foot one-story addition to an existing single-family residence located in the Squibnocket Pond District. Total proposed living area would exceed total allowable living area by 660 square feet. The Site Review Committee reviewed this application on 6/26/23. The Board of Health reviewed this application on 7/26/23.

CONTINUED B) NUTTER, McCLENNEN & FISH LLP FOR SANTIAGO REALTY TRUST:

Map 34 Lot 1.3 ~ 9 Signal Hill Lane; Article 12 Section 12.4C1 (APPEAL)

The Building Inspector made a determination that By-law 12 applied to the application for a special permit. This is an appeal of that decision.

CONTINUED C) NUTTER, McCLENNEN & FISH LLP FOR SANTIAGO REATLY TRUST:
Map 34 Lot 1.3 ~ 9 Signal Hill Lane; Article 12 Section 12.4C1 (VARIANCE)

If the ZBA upholds the Building Inspector's determination that By-law 12.4C1 is applicable to the project, the applicant has filed a variance for relief of the by-law under grounds that enforcement of the bedroom limitation would cause financial hardship to the owners as well as hardship in regards to topography of the lot.



Town of Chilmark Planning Board
Town of Chilmark
401 Middle Road. Chilmark, MA. 02535

January 29, 2024

RE: Parcel 1 B Map 25, Not 7.17 on the Eddy Farm — Planning Board's December 22, 2003 restriction against human habitation. Request for a variance or limited suspension or new language for the Lot.

Dear Planning Board Members,

I am a new share owner of the Lot and am aware of the 29 word 2003 Planning Board restriction. I am married to an Eddy who has owned her Eddy Farm Lot since 1983.

So as not to waste your time, I am asking for a summary-forecast of your position if we propose a limited variance on the present structures to accommodate family summer camping with in the bounds of the two barns. This would include inside the structures and outside. Cots and tents are a given with a composting toilet or Port A Potty.

We would draft a plan and propose strict adherence to new Planning Board language, Board of Health requirements and Fire Department safety mandates. The limited use would be from June 15, 2024 to September 15, 2024. There would be no commercial use or renting and all present will have blood lines to the Eddy Family with a single exception: Mr. Paul Sutherland, who has a Life Estate gifted to him by the late Mrs. Betty Eddy. Paul has a daughter with young children; the children's Dad is stationed overseas and will request leave at some point during the summer. No other outsiders would be permitted. Eddy blood lines only including Mr. Sutherland's family. Periodic no-knock Town of Chilmark inspections are a given.

If any of this can be presented to the Board, we will commence and have no expectations. The Term requested is for at least one summer. If all goes in accordance with the Board's 2024 directives, we would reapply for the following summer. There would be no precedent established if/when 2024 Board permitted activity is approved. It is a given the Board of Health and the Fire Department sign offs would be required before the Board could authorize human activity. It goes without saying, liability insurance would cover the Lot.

On behalf of the share owners of the aforementioned Lot,

Sincerely yours,



Peter M. White Box 355 Chilmark, MA. 02535

monkseal@sandab.net

Cell: (808) 315-3770

Jennifer Christy

From: Laura Silber <silber@mvcommission.org>
Sent: Tuesday, February 6, 2024 3:52 PM
To: tim carroll; Chilmark exec assistant admin/ Dilly DeBlase; Jen Christy; Alison Kisselgof
Subject: IMPORTANT: Housing Production Plans; Zoning Analysis event

Hello Chilmark Town Administrator, AHC, Planning Board, ZBA and Select Board — hope you are all well. **Please read below, share with your boards/committees, and kindly respond to #2.**

1) I am starting to **apply for state grants** to fund the towns updating the town **Housing Production Plans**. There's a regional grant cycle open to the MVC now that this would qualify for, so I'm working on getting an application submitted this week — I wanted to give you all a heads up on that, and also open the discussion with Chilmark around the HPPs:

HPPs are supposed to be updated every 5 years — we're a bit delayed getting this going, but the timing is actually good with the MVC's 2024 Housing Needs Assessment expected to be finished later this month or early March. We'll need that info to inform new HPPs, which in turn will help support the town requests to the state for assistance around municipal employee housing needs.

2) **Barrett Planning has begun work to update the MVC 2014 Affordable and Community Housing Zoning Analysis for the six Island towns. We need your input and participation to make the new version the most relevant and useful tool it can be to meet your needs!**

The goal of this project is to analyze existing bylaws across all six MV towns, including what's working/what's not working/what's not yet been utilized? AND also to provide an easy-to-reference toolkit of housing-related model bylaws for our rural communities.

Please join Judi Barrett/Barrett Planning and myself/Lucy from MVC on Wed February 21st at 4 pm via Zoom for an information-gathering Town-focused session.

This virtual meeting will take place during our regularly scheduled Joint Affordable Housing Group (JAHG) meeting. Zoom link will be posted prior to event on the MVC calendar

here: <https://www.mvcommission.org/meeting-summary/62930/2024-02-21>

Please designate a rep from your board to bring a list of your top zoning concerns/needs/desires with you, and kindly RSVP who that will be.

A reminder that if a quorum from your board/committee intends to attend, you'll need to post the meeting in advance.

This is an open public meeting, all are welcome. The meeting will be recorded for those who cannot attend. We want to be sure all Chilmark boards/committees have the opportunity to participate!

For your reference, the 2014 Zoning Analysis is here. (we know, it's really hard to read, one of the goals is to make the 2024 version very user-friendly)

Jennifer Christy

From: Tim Carroll <townadministrator@chilmarkma.gov>
Sent: Friday, December 15, 2023 1:41 PM
To: Alison Kisselgof (akisselgof@chilmarkma.gov); Jennifer L. Christy (jchristy@chilmarkma.gov)
Cc: James Malkin (jimmalkin@gmail.com); Bill Rossi (bill.rossi@compass.com); Marie L (marie.chilmarkselectboard@gmail.com)
Subject: FW: Dimensions-Martha's Vinyard: New Battery Back Up Cabinet.
Attachments: ATC DAS 13072023.pdf; image002.png
Importance: High

Alison and Jen

Please share with your committees. This is the replacement battery backup box that was requested and agreed to be designed during the re-permitting process.

If it is acceptable, please email me asap so I can tell ATC and they can contract January 2 with their vendors.
Tim

Tim Carroll

Town Administrator

Town of Chilmark

508-645-2101 O 508-627-0034 M 508-645-2110 F

Pursuant to the Open Meeting Law, please refrain from REPLY ALL if it might be construed as deliberation between a quorum of any public body.

From: Ward Enright <Edward.Enright@AmericanTower.com>
Sent: Friday, December 15, 2023 9:13 AM
To: Tim Carroll <townadministrator@chilmarkma.gov>; Jeffrey Madison <townadministrator@aquinnah-ma.gov>
Cc: Assistant Secretary <asstexecsec@chilmarkma.gov>; Marie Larsen <marie.chilmarkselectboard@gmail.com>; Jay Hanenkratt <Jay.Hanenkratt@americantower.com>; Casey Newell <Casey.Newell@americantower.com>; Dale Rose <Dale.Rose@AmericanTower.com>; Hunter Smith <Hunter.Smith@americantower.com>
Subject: Dimensions-Martha's Vinyard: New Battery Back Up Cabinet.
Importance: High

Tim and Jeffrey,

Attached please find the specs/dimensions of the proposed back up battery cabinet(shown in cm) as requested. You will see in the insert below that the cabinets measure W29"-H39"D36"

Note: This cabinet was carefully designed to accommodate all three Wireless Carriers that are now on the DAS system. The future upgrade to that system which we are currently working on, was also considered in the design decision. Our expectation is that these cabinets will be mounted on the back side of the utility poles to avoid traffic concerns, where needed. ATC has committed to this design and has purchased the units.

We are requesting your approval for us to proceed. Our expected installation will start in early February. We are also asking for an exception to permitting since these are replacement units but understand that the new form factor must be considered. Please advise about overall approval and if we can proceed without additional permitting.

Attached please find the node profile drawing that shows the new back up battery cabinet. Please review and let me know if you have any questions. This is a larger, heavier cabinet than the current one. We have performed a structural analysis on the poles to ensure they can accommodate the new cabinet. This new back up battery cabinet will satisfy the 4hr back up power requirement. We will have the new cabinets in hand by mid-January 2024.

On a separate note, can you confirm what if any permitting is required? This would typically fall into a maintenance function but since it is a different model cabinet, I want to make sure we are checking all the boxes.

Regards,
Ward Enright (PMP®)
Project Manager, Site Development – Northeast
American Tower Corporation
845-297-7232 office / 845-216-7925 mobile
ward.enright@americantower.com

Customer input is important to American Tower.
Share your feedback today.

From: Tim Carroll <townadministrator@chilmarkma.gov>
Sent: Monday, November 27, 2023 11:21 AM
To: Ward Enright <Edward.Enright@AmericanTower.com>
Cc: Assistant Secretary <asstexecsec@chilmarkma.gov>; Marie Larsen <marie.chilmarkselectboard@gmail.com>; Jeffrey Madison <townadministrator@aquinnah-ma.gov>
Subject: Re: Martha's Vinyard: DAS Power outage.

Ward

Thank you for the update. Residents are increasingly relying on your DAS for their daily communication needs.

I'm concerned that service and reliability has been increasingly compromised over the past year.

What's the status of replacing the this end of life equipment and system?

Are you ready to move forward with the new license for the new system and apply for the town's wireless special permit?

Tim Carroll
Town Administrator & EMD
508-645-2101 office
508-627-0034 mobile

On Nov 27, 2023, at 11:14 AM, Ward Enright <Edward.Enright@americantower.com> wrote:

Tim,

Jay is out this week but forwarded your below message to me. Also, Casey has been working with our NOC tracking the service incident. The impact appears to be on the Aquinnah nodes. We lost power at our Hub and to some nodes. Our response team is expecting materials delivered by tomorrow. As I get further updates, I will share with you.

Regards,

From: [Amy Weinberg](#)
To: [Chilmark Town Clerk Christy](#); [Tim Carroll](#)
Cc: buildinginspector@chilmarkma.gov; [Ron Rappaport](#)
Subject: For Consideration in advance of the 2.12.24 Planning Board Meeting
Date: Thursday, February 8, 2024 2:32:46 PM
Attachments: [att22034.htm](#)
[Chilmark Farms Bios.pdf](#)

Hi Jen and Tim,

As promised, following is a letter and attached materials which we kindly ask you to distribute in advance of our next Planning Board Meeting on Feb. 12, 24. We would appreciate it if this package can also be distributed amongst the Select Board. We are copying Town Counsel and Zoning for broader communication.

Please let me know if you prefer for the email framing letter to be sent as a PDF?

Many thanks, Amy

Members of the Planning Board, Select Board, Town Council and Zoning Officer,

We are writing in advance of the Feb 12 Planning Board Meeting to propose a different path forward regarding our bylaw amendment initiative. Rather than seeking an amendment, we are asking the Town to support us in working within the existing bylaw* (**G. Use of premises or structures for fishing, shell fishing, or agriculture, or work related directly or indirectly thereto.**); a bylaw which appears to be appropriately broad and straight forward. To this end, we are submitting for your review thumbnail sketches of each of our 8 farms: who we are, what we do and what we perceive to be our work - ie the best *use* of our agriculturally zoned land and structures while better defining that *work* which is both *directly* and *indirectly* related to each of our farm businesses.

It is our hope that these brief farm "bios" will provide the Town with a deeper understanding of what agriculture in 2024 means to each of our farms. Not surprising, each farm is unique - exhibiting its own manifestation of agriculture and having a broad range of diverse products, goals, mission and practices. When the bylaws were drafted in the early 70's, we imagine that the overarching goal was for the bylaws to be able to stand the test of time. We believe that the existing bylaw does just that provided that the interpretation of the bylaw reflects the "work" of agriculture in Chilmark in 2024.

In fact, the very process of creating this farm overview for the Town underscores the need for the general public and Town to better understand the "work" that many of us

farmers see as being important to the greater good: ie modeling and educating the public on the value of small scale agriculture, good food grown well, connection to the land and a healthy local food system. For many of us, without the ability to engage deeply with the public through intimate and low impact activities, we are limited to production agriculture where efficiency and margin is the main driver. We believe the impact of our "work" is much greater and should be fully considered.

But our goals for this initiative extend well beyond education and impact. Possibly a greater concern, and of more serious impact to the town of Chilmark, is the issue of farm succession and economic viability. If farms are not able to succeed economically through diversified revenue streams, who will be the next generation of farmers willing to dedicate their careers and lives to steward these working farms? Without our small farms, the identity and character of agrarian Chilmark might be irretrievably lost. It is critical that the Town supports the vision of its existing farmers and trusts in the possibility of mutually aligned goals and cooperative working relationships between the Town and its Farms.

We would like to call attention to a report prepared by the Martha's Vineyard Commission over 15 years ago:

<https://www.mvcommission.org/sites/default/files/docs/agriculturalselfsufficiencyonmarthasvineyard.pdf>

MVC Recommendations:

In this report, the MVC recommends the creation of an independent agricultural body or commission to:

- Promote agriculture
- Advise town selectmen
- Advocate for local ag community
- Encourage the pursuit of agriculture
- Promote agriculture based economic opportunities
- Preserve, revitalize and sustain ag businesses and land in order to develop trust

and a working relationship among farmers, residents, town boards and other institutions,

The report is fairly long but we call your attention to pg 15 where it discusses recommended measures to preserve agriculture:

Increase farm viability: Ensuring that farming flourishes on The Vineyard is a multi-faceted challenge; involving not only land preservation, but also the logistics and economics of farm operations, processing, distribution, and marketing, as well as the difficulty of finding and housing workers. This includes setting up on-Island meat processing, maintaining the promotional program to encourage people to buy Island-grown food, and increasing the efficiency of ordering and delivery between farmers and local restaurants, caterers, and grocers. It also includes expanding value-added food and farm-related products to provide an additional revenue stream to farmers. The Island Plan recommends setting up a Martha's Vineyard Agricultural Commission as the key mechanism to coordinate all the efforts in this field (see box). The creation of the Agricultural Alliance is seen as a first step in this direction.

Fifteen years later, because these recommendations were never implemented, we find ourselves at this juncture: eager to get back to the work of farming and public engagement while asking the Town to recognize the critical value of our work and the challenges small farms face. Throughout the country and world, organizations and governments at the local, state and national levels are employing multiple strategies to proactively support small scale agriculture. (There is an agritourism bill currently pending in the MA state legislature).

Next Steps:

We feel an urgency to move beyond processes and the paralysis which comes with "what if's". Instead, for this coming year, we propose that the Town permits our farms to pursue the desired activities of each farm with the understanding that there is no blank check and that the relationship between Town and Farm will be founded upon a spirit of partnership with mutual respect, trust and a willingness for open communication and collaborative problem solving as its foundation.

Our goal with these farm bio's is not only to capture the essence of our "work" but also to highlight our collective investment in the community - past, present and future. Although each of our 8 farms may look very different on paper, we share more in common than not and our impact on the community is immeasurable. Beyond the

growing of food, our farms provide the incalculable values of ongoing generational:

- Land stewardship
- Improved soil health and eco-system benefit
- Strengthening local food resilience and economy
- Preserving the tradition of independently owned small scale working farms in Chilmark
- Education and community building

We need your support and partnership in order to move forward and thrive. And we give you our assurance that we have heard the concerns of the Town. Please propose a way to move forward where together we are able to demonstrate that the agriculturally rooted activities and events that we want to pursue are neither new or disruptive but instead are mutually beneficial experiences in service of fortifying, engaging and enriching our shared community.

Thank you

Chilmark Farm Thumbnail Descriptions

As they relate to the existing bylaw:

G. Use of premises or structures for fishing, shellfishing, or agriculture, or work related directly or indirectly thereto.

Allen Farm

Beetlebung Farm

Grey Barn Farm

Milkweed Farm

North Tabor Farm

Tea Lane Farm

Native Earth Teaching Farm – to follow

Mermaid Farm – to follow

Feb. 8, 2024

Farm Name: Allen Farm

Farm Description:

Working sheep farm, implementing rotational grazing and silvopasture, with a farm store on property that sells farm-raised meats, woolens, handwoven blankets, yarn, sweaters, vests, scarves and hats. Dating back to 1762, it is the island's oldest continuously working family farm.

Land under management (acres): 82 acres

Estimated annual food/other production (only if applicable/appropriate):

+/- 4,000 lbs of lamb

1200 lbs of beef cattle

100 chickens including meat and egg birds

Related Direct Work:

(this may include products and other actions directly related to ag):

Compost tea organic fertilizer

Fencing products

Meat from animals raised on the farm

Woolens, handwoven blankets, yarn, sweaters, vests, scarves and hats produced from animals raised on the farm

Related Indirect Work:

(this may include services and products indirectly related to ag):

Preservation and conservation of land currently in agricultural use

Land reclamation

Fence building and stone wall repair

Farm and land conservation consultations - including conservation practices

Events/Activities - Public Engagement (historical)

(these activities fall under the direct or indirect work of the farm)

Long history of being an integral part of our community offering experiences like:

Farm visits

School field trips

Events/ Activities - Public Engagement (only if desired for 2024):

Same as above (continue with historical engagement efforts) and the possibility of offering several farm dinners in 2024 and also voicing support for the agricultural community in their effort to expand public engagement opportunities.

Beetlebung Farm

Farm Description:

Small scale, minimal-till, educational farm producing vegetables, fruit, herbs, flowers and honey in the center of Chilmark town. Public facing and generally open for walk-throughs. Honor farm stand. West Tisbury Farmers Market on Wednesday and Saturday throughout season and season extension.

Also, to be added in Spring 2024: a dual purpose processing/educational grain mill and a farm driven kitchen offering seasonal, locally produced grab and go foods from the farm and other island food producers.

Land under management: 6 plus acres

Estimated annual food production: approximately 18,000 lbs

Direct work:

- Primary work is to build soil and ecosystem health in support of intensive, low-till diverse vegetable and other food production.
- Connecting ecologically positive agricultural practices, variety selection and culinary use in every phase of crop planning, harvesting, marketing, sales and education.
- Incorporating locally grown grain (and other regional grains) to be milled on the farm to provide additional food offerings.

Indirect work:

- To educate the public regarding the value of regenerative farming practices and consuming locally grown, seasonal food.
- To educate the public regarding the value of small scale farming and a healthy local food system.
- To promote healthy eating choices focusing on culinary usage while minimizing food and other waste.

Activities/Public Engagement: historical

- Monthly curriculum based field trips for Chilmark School 4/5 graders led by farmers.
- Vegetable variety tastings with a prepared dish for 16 - 30 people
- Topic specific farm tours
- Seasonal farm dinners with farm tours led by farmers. Max 25 people
- Edible food forest permaculture community project
- Community education board, farmer written articles
- Workshops for farmers
- Trials and experimentation with seed breeders, small seed companies and universities
- Collaboration with partners to monitor and promote agricultural climate impact including the USDA (National Apiary Study), Fink Foundation (Island Wide Pollinator Project) and NOFA (longitudinal soil health study).

Activities - Public Engagement: desired for 2024, (same as above, plus:)

Topic specific farm and food tours/classes (variety selection, culinary use, grain mill) offered year round - continued intimate size and minimal to no impact on neighborhood

Farm Name: The Grey Barn and Farm

Farm Description: Medium-sized, diversified certified-organic farm with a backbone of dairy, most of which is made into cheese here on the property. We raise beef, veal and pork. We also maintain a flock of chickens for eggs. We operate an on-farm bakery and kitchen which is open year round. Most of our products are sold through our farmstand located here on the property.

Land under management (acres): The farm is approximately 100 acres and we manage an additional 125 additional acres for hay/crop/pasture around the island.

Estimated annual food/other production: Approximately 50,000lbs of cheese produced annually. 5000 dozen eggs. Over 15,000lbs of meat produced. Nearly 100,000 bakery items are produced annually.

Related Direct Work:

Raising and care of all the animals on the farm

Cultivation of hay and crops for consumption by our animals

Operation of our bakery incorporating the product produced here on the farm.

Related Indirect Work:

See our Mission statement below:

The Grey Barn is a small, diversified New England family farm where talented people come together to create great food from the land that surrounds us. We care about where our food is produced, how the land is

treated and how our animals are cared for. We believe that our small-scale, organic farm is a vital part of the local community.

COMMITMENT

Stewardship of the Land

- We are committed to organic and regenerative farming practices that enhance the health of the soil, the diversity of the ecosystem, and the well-being of all living beings. We strive to educate and engage our customers and partners in the importance of organic agriculture and its role in building a more equitable and resilient food system.

Animal Welfare

We respect our animals, providing them with comfortable conditions to express their natural behaviors and allowing them to live out their healthiest lives.

QUALITY

Beautifulicious

We work thoughtfully to produce superior products that are both beautiful and delicious. Our bread and pastry is made fresh each morning, our cheese is made meticulously by-hand. Our animals are looked after with immense care, [to optimize their health and quality of meat].

SERVICE

Customers/Community

Our customers are paramount to our success. Much of the care that we put into each of our products and our space is to maintain customer satisfaction. So many of our regular customers have become friends, and we are a must-see destination for thousands of seasonal visitors each year.

Each Other

It is our intention to work towards supporting one another for our collective success.

Events/Activities - Public Engagement (historical)

Farm Tours

Cheese tastings

Caroling with the cows

Educational/Instructional classes

4H club and school field trips

Seasonal interns and work study students from MVRHS

Events/ Activities - Public Engagement (only if desired for 2024):

In addition to continuing with the sort of events we have done historically we would love to be able to do meal pop-ups in conjunction with other local vendors that utilize our farm products. We would also potentially look to do a small number of seated farm dinners and not solely the to-go cooking we have heretofore done.

Farm Name: Milkweed Farm

Farm Description:

Our farm operates on a small and intimate scale, and our goal is to be an economically sustainable business. We seek to minimize our farm's negative ecological externalities where possible, eliminating the use of pesticides and herbicides, and using water efficiently. On the periphery of the farm, we tend to and nurture the natural ecosystems in place, removing invasive plants and nurturing native plant communities wherever feasible. We aim to grow a diverse set of crops, managing our soil with care and minimizing soil disturbances in order to enhance soil health and soil carbon sequestration. We attend the West Tisbury Farmers Market 2x per week, and we partner with Grey Barn to sell our produce at their farm stand.

Land under management (acres): about 1 acre of intensive vegetable production; about 4 acres of orchard production, food forest production, and other land under management; total farm property is 12 acres (meadows and woodland included)

Estimated annual food/other production (only if applicable/appropriate):

It varies!

Related Direct Work (*this may include products and other actions directly related to ag*):

- Grow and sell a wide variety of (mostly) vegetables but also fruit and herbs
- Build soil health and practice no till agriculture
- Implement composting, cover cropping, stale seed beds, crop rotation
- Experiment growing various native fruit trees and shrubs

Related Indirect Work (*this may include services and products indirectly related to ag*):

- Nurture existing ecosystems and native plant communities

Events/Activities - Public Engagement (historical) (*these activities fall under the direct or indirect work of the farm*):

- We have not hosted events or activities in the past.

Events/ Activities - Public Engagement (only if desired for 2024):

- We would like to work with local chefs and host intimate farm dinners to showcase our produce and highlight the work of our talented chefs. Our entire operation is very small in nature, and we would like to keep it that way.

Farm Name: North Tabor Farm

Farm Description: Small, intensive, family-run farm specializing in baby vegetables, berries, pastured poultry and pork, mushrooms, and tomatoes. While not certified, we utilize organic practices and incorporate regenerative growing techniques such as cover cropping, tarping for weed suppression, and compost application. Our produce is sold at our on-site self-serve farm stand and local farmer's market. Our commercial farm kitchen helps elevate our crops into delicious and creative value-added products.

Land under management: we have about 5 acres of field crops and lease an additional 10 acres of pasture for chickens, hogs, and horses

Estimated annual food production (if applicable):

Crops-22,000# of veggies and fruit.

Meat- Chickens 3,500#, Pork 2,600#

Direct work (includes products and other actions directly related to ag):

Growing and selling of field crops and meat (retail and wholesale sales)

Cultivated best practices for land stewardship (composting, cover-cropping, silage tarping for weed suppression)

Creating value-added food products to sell

Equipment and infrastructure maintenance

Creating year-round housing for employees

Indirect work (includes services and products indirectly related to ag):

- Collaborating with The Fink Foundation in the creation of a pollinator garden
- Collaboration with Vision Fellow, Maggie Craig in introducing biochar to baby chicks
- Collaboration with The MV Agricultural Society in farm tours, climate action plan, soil testing, teaching workshops
- Collaboration with IGI's Gleaning program and food pantry donations
- Collaboration with local farmers in selling products at our farm store
- Collaboration with Island autism adults in hosting workdays
- Offering farm tours with a focus on crops and tastings
- Community pizza parties
- Seasonal community agricultural-themed celebrations (May Day, Solstice gatherings)
- Partnerships with local chefs, community dinners
- Hosting private educational farm dinners for non-profits
- Training of future farmers
- Hosting children-themed events (mushroom foraging for kids)
- Providing interactions with farm animals (family-friendly encounters)

Activities (historical): Listed above

Activities (desired for 2024): We would like to continue offering the same events we have been offering for the past 30 years. They are low-impact and intimate in size. All noise and BOH would be subject to town rules.

Farm Name: Tea Lane Farm

Farm Description: Small scale, female owned and operated organic flower farm. Our farm grows hundreds of varieties of annual and perennial flowers –while employing organic practices and intentionally utilizing more and more regenerative growing methods such as cover cropping, tarping, and composting. We design and arrange flowers for events, farmers market, and to sell from our honor system roadside stand. We also sell wholesale to local florists.

Land under management: 13 acre farm - with 6 acres devoted to organic flower production and 9 acres used as pasture land for sheep.

Estimated annual food/other production (only if applicable/appropriate): N/A

Related Direct Work:

(this may include products and other actions directly related to ag):

- Utilizing organic and regenerative practices to grow flowers
- Building soil and ecosystem health on farm and pasture land
- Selling and distributing locally grown florals (both through retail and wholesale means)
- Maintenance of original farm infrastructure - including 250 year old farmhouse, multiple barns, and greenhouse
- Providing pasture land for farm affiliated animals (sheep)
- Incorporating best practices focused on pollinator health

Related Indirect Work:

(this may include services and products indirectly related to ag):

- Designing florals for weddings and events
- Hosting private workshops for fellow artist and floral designers
- Providing floral design trainings
- Business and farm consultations for young farmers
- Creating and providing housing for seasonal employees

Events/Activities - Public Engagement (historical):

(these activities may fall under the direct or indirect work of the farm)

- Private flower workshops and trainings
- Photoshoots
- Private farm family celebrations – luncheons and dinners

Events/ Activities - Public Engagement (only if desired for 2024):

- Workshops for the public as well as for flower farmers and floral designers

1/29/2024
MEMORANDUM

To: Chilmark Planning Board
Rich Osnoss, Chair

From: Squibnocket Pond District Advisory Committee
Leanne Cowley, co-chair

Re: **SPDAC Report from Site Review Meeting 8/28/23 – 18 Austin Pasture Way proposal**

Description of the proposed development: The applicant seeks to remove an existing dwelling and construct a new dwelling, a detached garage, swimming pool, utilities and associated landscaping. The project is located within the Squibnocket Pond District, Zone C.

Street Addresses: 18 Austin Pasture Way., Map 35, Lot 2

Owner: James Carlisle

Mailing Address: Deck View Nominee Trust c/o Adam M. Zaiger, Trustee, Choate Hall & Stewart LLP, 2 International Place, Boston, MA 02110

Applicant: Reid Silva, reid@VLSE.net

Squibnocket Pond District Advisory Committee **Members Present:**

Leanne Cowley (North Side Resident)	x
Bill Rossi (Board of Selectmen)	x
Candy Schweder (ConComm)	x
Peter Cook (Planning Board)	x
Stephen McGee (Historical Commission)	
Luiza Vickers (South Side Resident)	
Jan Buhrman (BoH)	

The Site Review Committee and the Squibnocket Pond Committee reviewed the plans and asked questions concerning window coverings, outside lighting, septic, and grading. It was noted that window treatments should be used to mitigate lighting at night and outside lighting should be kept to a minimum and be directed downward.

Findings and Recommendations. The Squibnocket committee agreed with the Site Review Committee that the project as presented would have minimal visual impact on the Squibnocket District. The applicant will need to meet with the Conservation Commission before obtaining a building permit. When the applicant has owned and occupied the new dwelling for 2 years, a special permit from the Zoning Board of Appeals will be needed for the addition of a pool.

The Squibnocket Pond District Advisory Committee voted unanimously to accept the proposal with the caveats placed by Site Review.

Submitted by Leanne Cowley, Co-Chair, Squibnocket Pond District Advisory Committee

cc: Jennifer Christy; Reid Silva; Alison Kisselgof; Carolyn Stoeber; Lenny Jason, Chilmark Building Inspector; SPDAC Committee Members