

The Planning Board has the following zoning bylaw topics in progress:

1. Fractional Ownership/Interval/Time Share (FOITS) Zoning Bylaw Amendment
Proposal: Public Hearings begin on May 28, 2024, 4:45PM
2. Pickle Ball Courts Prohibited Use Zoning Bylaw Amendment proposal: Public Hearings Continue on June 24, 2024, 4:45PM
3. Exception for Affordable Rental Housing on Town Owned Property Bylaw 6.10 2 Amendment Proposal: Considering more than two per three acres. No action on this as of now.
4. Agricultural Zoning Bylaw Amendment Proposal to address agri-tourism, commercial activities of farms: No Action at this time.
5. Accessory Apartment & Guest House Zoning Bylaw Amendment Proposal: Tentative Approval of proposal to go to Public Hearings on June 10, 2024.
6. Short Term Rentals (STRs): Ann W. obtained the STR bylaw that West Tisbury voted at their ATM this spring and also obtained comment on STR bylaw from Bea Phear of the West Tisbury Housing Committee. MVC was not awarded a STR study grant and the towns of OB and Tisbury are proceeding in tandem with a joint STR study for their two towns. Both towns voted forward warrant articles at Spring Town Meetings directing town funds to cover a STR study. Ann W. also obtained the Nantucket STR "Ward" case and judge ruling against the town in a challenge to their STR bylaw. The PB is awaiting a draft STR bylaw expected to be produced and presented by the MVC at the end of June.

In addition to these bylaw topics, the Planning Board is currently engaged in:

1. 5:30PM May 28, 2024 continued public hearing for an applicant's Definitive Subdivision, following MVC review.
2. Addressing the section of the Rules and Regulations Governing Subdivisions in Chilmark, section 1.03 to refine/clarify the language that describes the permitting of multiple dwellings on large lots and considering placement of similar language within the Zoning Bylaws.
3. Master Plan work with the PB Subcommittee.: Survey Report submitted to the Select Board on May 8, 2024. Subcommittee will meet May 28 to determine the timeline for next steps.
4. Participation/engagement with the MVC regarding Zoning Analysis (with Laura Silber and Judi Barrett Consulting spearheading this effort.)