

**APPROVED**  
**Meeting Minutes**  
**Chilmark Planning Board Meeting**  
**January 3, 2022**  
**4:30P.M.**  
**Via remote participation**

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

Not Present:

Public & Board/Comm. Members: Clark Goff, Fred Khedouri, Carol Goldberg, Bennett, Brook Katzen, Ed, Mary Boyd, Valerie Sonnenthal, Warren Doty

Staff: Jennifer Christy, Admin. Asst.

Site: Remote Meeting/Participation on ZOOM

The meeting was called to order at 4:30PM by Chairperson Osnoss.

**Peaked Hill Pastures (PHP) Discussion:**

- Mr. Osnoss opened the discussion up to the members and the public. Select Board member Warren Doty spoke first and presented his ideas with illustration using the plan that was originally provided by Select Board member Bill Rossi in early 2018 and created by Vineyard Land Surveying and Engineering (VLSE, showing 8 lots). Ms. Christy shared the screen of the 2018 plan).
- Mr. Doty suggested keeping the access road as shown in the 2018 draft plan and keep the lot as shown with the ball field. He further suggested that Lot 2 and 3 be kept and also Lot 4, 5, 6, 7, 8, 9 and 10 be kept as well. He mentioned that Lots 1-10 make about 9 acres and if the project development area in Lots 4-10 would accommodate 10 rental units and at least 4 homesites (with septic systems for 4 bedrooms each, for a total of 16 bedrooms). He mentioned that maybe more homesites could be accommodated. He noted that if the road that is shown on the plan is kept it would be good because it would not impact abutters. He finally suggested that the Town would be the developer of the homesites and an outside developer would be hired for the rental units. Last, he informed the Board that the highway and other storage areas are to be moved to the other side of Tabor House Road to free up this land. He mentioned that the Select Board is moving forward with this work.
- Mr. Osnoss asked if the Mr. Doty had taken into account the topography of the site when thinking about the access road and the homesite areas. Mr. Doty stated that this would have to be reviewed.
- Mr. Osnoss wondered what Mr. Doty's thoughts may be on a hybrid approach where some of the homesites are turn-key while some are u-build. Mr. Doty thought that a hybrid approach might be a useful suggested and he thought that if the Town did pursue this kind of hybrid homesite development that the outside developer would develop turn-key units on homesite lots. Mr. Doty mentioned that power, wells and septic designs have been completed, in the past, for u-build developments by the Town (Nab's Corner, Middle Line).
- Ms. Weidner inquired of Mr. Doty whether there is any possibility for the Town to obtain consultant input from former Town employees. Mr. Doty did not see this as a possibility.
- Discussion occurred regarding who might be able to write the RFP and whether the Planning Board could write parts of it.

- Chairperson Osnoss suggested that the Board review the RFPs that the Board has copies of from the other Towns that are currently doing housing projects (Meshacket Road, Scott's Grove, OB) and see if there are ways that the Board could contribute to the process.
- Ms. Thompson wondered if having Board members assist with writing an RFP may not be the most efficient use of time. Ms. Thompson suggested that if time is of the essence then possibly getting assistance to write an RFP would save time.
- Chairperson Osnoss stated he thought that it would be useful to just look at the RFPs from the other Towns to get a sense of what the parts are.
- Mr. Doty stated that the next task is to define the land/site exactly and have that subdivision draw with access road and building envelopes. He also said that the access road as shown on the 3 year old 2018 plan could be part of the RFP.
- Mr. Weisman suggested Julia Molinari could offer guidance on the writing of an RFP. He continued by asking Select Board member Doty about density. He wondered if it would be better to use up more of the land or less of the land. The discussion continued regarding how much density within the acreage on the parcel should be pursued. Last, Mr. Weisman mentioned how difficult it has been to find contractors and tradesmen to get the work done and he is concerned that people awarded u-build units may have trouble getting a house built. Mr. Doty mentioned that one of the people who received a Nab's Corner lot took a year off from his job to build his own home and it was a big success. He mentioned that others in the development used pre-fab buildings and made it work. Mr. Osnoss thought that there may be a small percentage of people of those who may apply for a homesite u-build lot who could build their own house.
- Discussion occurred about the pre-fabricated units at Middle Line Road and Nab's Corner and how these types of housing are preferable over turn-key units. Mr. Osnoss wondered what the advantage would be of pre-fab modular home over a turn-key home build by the Town. Mr. Doty mentioned that personal choice was important and modular units have worked out well at Nab's Corner.
- Mr. Doty stated that it is also possible that not all of the homesite lots could be distributed at one time.
- Mr. Posin wondered if it would be beneficial to pursue modular homes so that the building construction time is less lengthy and be less disruptive to the neighborhood.
- Ms. Osnoss suggested that the Board members need to go to the site and reevaluate everything again.
- Ms. Weidner suggested that Reid Silva could be invited to the next meeting of the Planning board to review the topography of the Peaked Hill Pastures site. Ms. Christy stated she would reach out to Reid Silva of VLSE. Inc.
- Ms. Wallace asked Mr. Doty what role does he see the Planning Board playing in this process.
- Select Board Member Doty felt that the Planning Board has an important role to play and to offer a site plan for the space and a site plan that is offered to the eventual developer Mr. Cook stated that homesites could take up less of the available space if the lot size is reduced per bylaw amendment. Mr. Cook also wondered how much the Town would fund the infrastructure for u-build homesites. He suggested that the Town encourage renewable energy systems that will be in line with its Green Community status. He suggested a community power grid that may help abutters who have issues in the neighborhood. Mr. Doty mentioned that he would pursue that issue.

- Mr. Osnoss noted that the plan for other development of rental units does take a lot of time and that the Planning Board is committed to moving the plan along as speedily as possible, while making sure to produce a plan that is something that is very good for the Town and that the Town is proud of.
- Ms. Weidner reminded the Board members of the homework to look at the RFPs for other housing developments in other Towns before the next meeting.
- Mr. Khedouri made remarks, but it was difficult to make out what the comments were due to significant problems with his audio.
- Mr. Osnoss thought that the idea of modular homes should be considered so that people who cannot build their own house could have an equal opportunity for u-build sites.
- Mr. Doty mentioned that the West Tisbury Scott's Grove rental development is 9 units in two sections, but built only on half of the 5 acre lot.
- Mr. Posin mentioned that duplexes could be in the development to save costs.

**Discussion: Zoning bylaw amendment proposal: Homesite Housing, Section 6.9, B., 3.:**

- Mr. Osnoss mentioned that Town Counsel has sent the Select Board and the Planning Board suggestions to alter the already proposed amendments to address setback relief for Homesite Housing Lots. The Board members discussed the suggestions.
- Ms. Christy shared her screen to show section 6.1 where Town Counsel has suggested amendments appear to address setback relief for Homesite Housing Lots rather than adding a "Note" under the section 6.9, B., 3.
- The Planning Board discussed that there is a need to have a public hearing for this proposed amendment to section 6.1.
- Ms. Wallace noted that the two Homesite Housing proposed amendments this winter could appear on the ATM 2022 warrant together (amendments to 6.1 and 6.9).
- A motion was made to call a public hearing for January 24, 2022 at 4:30PM to discuss the proposed amendments to 6.1, as proposed. This motion was seconded. The Board voted, by roll call vote, to approve the motion.

**Discussion: Zoning bylaw amendment Proposal: Swimming Pool and/or Tennis Court, Section 4.2A, 3.:**

- Ms. Christy described the response by Town Counsel to the proposed amendments to Article 2 and Article 4 of the zoning bylaws, previously discussed at a public hearing on November 22, 2021 and sent to the Select Board for their review and inclusion on the ATM 2022 warrant on December 15, 2021. Town Counsel was engaged by the Select Board to review the proposed zoning bylaw, prior to placing it on the warrant, and a question of what amendments would be preferred to address the issue of pickle ball and other similar sports courts was broached.
- The Board members discussed the suggested actions from Town Counsel and noted that the digital copy of the proposed amendments were not clear enough.
- Ms. Christy offered to make a clear copy of the comments by Town Counsel and to have it ready for review by the Board for the meeting on January 10, 2022.
- It was commented that the main change that is proposed is to Article 2 and there are small, less significant amendments recommended to Article 4.
- Chairperson Osnoss asked Ms. Christy to bring the clean copy of the proposed amendments with Town Counsel recommendations to the January 10, 2022 meeting.

### **Master Plan Warrant Article:**

- Discussion occurred about the need for a spending article for the April 2022 town meeting to do Master Planning work.
- It was decided to ask for \$20,000. Ms. Thompson made a motion to ask for \$20,000 to further facilitate the development of the Master Plan. Ms. Wallace seconded the motion. All ayes by roll call vote.
- Mr. Cook suggested placing a major focus on the climate change impacts for the Master Plan. Ms. Thompson suggested that a topic should not be locked in and Ms. Wallace suggested we look at the state requirements.

### **Unanticipated Topics:**

- Ms. Christy alerted the Board that she and Alison Kisselgof are planning the Feb. 2022 joint meeting of the ZBA and the Planning Board to discuss the biennial report to the Town Meeting re the Residential Building Size Regulations and are planning, at the same meeting, a joint meeting of the ZBA, Planning and Housing Committee to discuss the biennial report to the Town Meeting re the Accessory Apartment zoning bylaw.
- Ms. Weidner requested that research be done to understand the discussion that was conducted re large lots (9 acres or more) and the impact of the Residential Building Size Regulation zoning bylaw. Ms. Christy stated she would research this topic. Brief discussion occurred on this topic.

### **Correspondence:**

- Correspondence from Liz Durkee was reviewed.

### **Minutes:**

- The minutes from December 20, 2021 lot release meeting were reviewed. A motion to approved the minutes without changes was made, seconded and a vote was made to approve with no changes by roll call vote.

### **Next Meeting(s):**

- Monday, January 10, 2022, 4:30PM

### **Documents:**

Homesite Housing section 6.9 proposed amendment documents  
Outline from Peter Cook re PHPs

Meeting adjourned at 5:58PM. Minutes respectfully submitted by Jennifer L. Christy