

# Approved Meeting Minutes

## Chilmark Planning Board Meeting

November 27, 2023

4:30PM

### Via remote participation

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

Not Present:

Public & Board/Comm. Members: Thomas Humphry, Clark Goff, Rebecca Miller, Beetlebung Farm (Mara Flanagan and Amy Weinberg), Reid Silva, Krishanna Collins, Eric Glasgow, Rebecca from North Tabor Farm, Rebecca from Native Earth Teaching Farm, Nicholas, Kate Woods, Mary Breslauer, Lonni Philips, Mallory Watts, Clarissa Allen

Staff: Jennifer L. Christy,

Site: Remote Meeting/Participation on ZOOM

The Chairperson called the meeting to order at 4:30PM and then reopened the public hearing.

#### **CONTINUED PUBLIC HEARING: Pickle Ball Courts Use:**

- Continued Public Hearing: Discussion occurred about how the process of continuing a public hearing works. The Board members discussed whether to keep continuing the pickle ball hearing or to close the hearing except for written comment. The Board members discussed continuing the hearing to January 8<sup>th</sup>, 2024. Ann Wallace moved to continue the hearing to Jan. 8th, 2024, and Peter Cook seconded the motion and the motion was voted unanimously by roll call vote

#### **Minutes:**

- The draft minutes document of the meeting on November 13, 2023 were reviewed and approved as written.

#### **Discussion Section 1.03 of Rules & Regulations Governing Subdivisions:**

- Rich Osnoss asked for the perspective of Reid Silva who had spoken about the topic at the Nov 13th meeting. Rich Osnoss first read a draft of a proposal from Adam Petkus, Building Inspector. Reid explained that he has worked with the former Building Inspector in the past and that the current way that section 1.03 is being administered seems to be different than how it's being implemented now. He mentioned that there is no part of the zoning bylaws that says that people may build multiple dwellings on a lot that has enough acreage. He further thought that the topic needs to be in the zoning bylaws so that people may be aware of the pressures on density. He also noted that there is no special permit process for a second dwelling, such as there is for a Guest House special permit, and this is another reason to make sure that permission for additional dwellings should be in the zoning bylaws. Hugh Weisman noted West Tisbury addresses, in their zoning bylaws, multiple dwellings. Rich Osnoss reminded the Board members of the 12 Stone Ridge lot Form A plan that was endorsed last week. Reid Silva suggested that the process be looked at thoroughly and that Town Counsel be consulted. He noted that West Tisbury has a density allowance that restricts areas of wetland and other areas—so that this area cannot be counted as acreage for additional dwellings. Hugh Weisman noted that West Tisbury has some areas of its ZBLs that allow for multiple dwellings. Rich Osnoss suggested contacting Town Counsel and provide examples of areas where it has been used. Janet Weidner thought this is a good idea. Ann Wallace also thought that this is a good idea as well and confirmed with Reid that West Tisbury has the most explicit description in their ZBLs. Rich Osnoss suggested that the Board members review the West Tisbury zoning bylaws in order to propose a specific concept that could be brought to Counsel. Reid Silva spoke again

about the need to get clear on the process. Ann Wallace made a motion to authorize Rich Osnoss to speak with Town Counsel on a process. Peter Cook seconded the motion and the motion was approved unanimously by a roll call vote. Reid Silva logged off.

**Agricultural Zoning Bylaw Amendment:**

- Mara Flanagan was recognized and explained that the group has developed something simpler and to the point. 4.1G could be amended, she proposed, to add an additional sentence allowing agribusiness type. Peter Cook wondered how a thorough and sophisticated review of this may happen and what would be the timeline. Rich Osnoss shared his screen of the proposed amendment from the Beetlebung Farm group. Hugh Weisman stated he likes the language of the proposal. Hugh Weisman suggested an addition—any such use requiring traffic and police control —Rebecca (Native Earth Farm) and Eric Glasgow were both recognized and Eric wanted the issue to be considered at the spring town meeting. Clarissa Allen was recognized and stated she supports the Planning Board process. A motion was made to send the proposal for an amendment to section 4.1G to the Select Board, as written and submitted by the farm group. The motion was seconded. The motion was approved by 6 Board members by a roll call vote. The member, Mitchell Posin abstained. Rebecca Miller asked about a portion of the zoning bylaws. Rich Osnoss did not have an answer.

**Zoning Bylaws Review:**

- Hugh Weisman gave a summary of what he has been working on and shared his screen to show a draft. Rich Osnoss asked Jennifer to please send this draft to Adam Petkus and Hugh Weisman stated he would go over the document with Adam Petkus as well. Rich Osnoss thanked the others that helped Hugh Weisman.

**Master Plan:**

- The Master Plan committee gave a report on the progress on the survey responses. Cathy Thompson gave a report on the Menemsha ‘traffic calming’ memo recommending options to the Select Board.

**Correspondence:**

- Correspondence was reviewed.

A motion was made to adjourn the meeting. The meeting was adjourned.

**Next Meeting(s):**

- Monday, Dec. 11, 2023, 4:30PM

**Documents:**

Public Hearing Documents for the Pickle Ball Zoning Bylaw proposal: Hearing Notice

Meeting adjourned at 6:15PM. Minutes respectfully submitted by Jennifer L. Christy