

PLANNING BOARD

TOWN OF TISBURY
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TOWN HALL ANNEX
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MEETING MINUTES

DATE: August 30, 2017
TIME: 6:00PM
PLACE: Town Hall Annex, 66 High Point Lane, Tisbury, MA
ATTENDANCE: Doble, Robinson and Seidman
MINUTES: As referred in the August 16, 2017 Meeting Agenda

APPOINTMENTS:

6:00 PM Interview for Planning Board Vacancy - Elaine Miller

B. Robinson initiated the interview with a brief overview of the board member's and associate member's responsibilities, noting that while the latter did not have voting rights other than for special permits, they were expected to participate at all board meetings, share in the workload on projects and represent the board at subcommittees.

The vacancies that were advertised were for one board member, whose appointment expired in April 2018. The person filling the vacancy had to run for election in April 2018 for the remainder of the term (4 years). The associate member's term was a five year appointment.

E. Miller indicated that she and her family have lived on the Vineyard for years and members of the Tisbury community for several years. She has kept abreast of town projects (housing, waterfront, Owen Park) and participated in the public discussions. E. Miller indicated that her work status was changing so that she was prepared to make a commitment to the board. She was not familiar with the Planning Board's functions or projects, and downloaded the materials on their webpage for some insight into the type of contribution she could make to the board as a member. She expressed an interest in housing, and was curious to learn more about the town's progress on addressing the need.

B. Robinson explained that planning in general was difficult and time consuming. The Planning Board had to set priorities and address a multitude of issues within the constraints of the town. More often, it required the search and application for out of town funding sources. It impacted their workload, and their priorities to build and sustain a

livable community that allowed and supported, among other things, the integration of affordable housing. Their priority list included several projects (sidewalks, roads, etc.) Each aimed at achieving this goal. On occasions, they had to make the difficult decision not to proceed with a particular course because it did not benefit the town as anticipated. It was better to find a better solution.

E. Miller understood that the housing crisis was island wide. She mentioned it because of her familiarity with the subject as a member of Island Housing Trust. C. Doble believed it was a topic that was going to be “front and center” in the modification of their zoning regulations. E. Miller thought “housing” was a very critical issue for the town that should be assigned a higher priority, contrary to its listing in the Master Plan draft (2005) because of the “serious” hardship she has witnessed.

E. Miller also felt that she had also followed the Planning Board’s work on Stop-N-Shop’s proposal and felt that the façade had to appear beautiful, because of its location. It was the entrance for the whole island. C. Doble noted that they’ve held public discussions on improving the aesthetics of the “gateway” for the past couple of years and received funding this year to implement the aesthetic improvements on Union Street and the SSA. It was a long process, but one that would in time solicits joint ventures with various segments of the community in different sections of town. E. Miller noticed the improvements. B. Robinson noted that it did not require much change. It was a cooperative effort that involved many participants.

B. Robinson encouraged E. Miller to share her thoughts on affordable housing. E. Miller thought the towns had to revisit their zoning regulations to allow apartments for family members. She thought they could deed restrict the properties. B. Robinson indicated that they’ve been exploring the concept. She felt the deed restriction was necessary to create year round affordable units and to protect the town from any abuse. E. Miller thought the regulations were an issue island wide. It was creating a hurdle for multi-generational living accommodations, and decent accommodations for their seniors. She noticed that it was also impacting their workforce, so that many local businesses and companies were competing to purchase housing accommodations for their staff. Additional discussions led to funding sources, and E. Miller suggested that in time all potential properties for open space will have been purchased Funds collected by the MV Land Bank will have to be distributed or reassigned by legislature for affordable housing. B. Robinson was hesitant to go that direction, because he felt they were going to need the funds to purchase the properties along the shore that will become available for open space due to sea level rise. E. Miller acknowledged that the situation touched upon the difficult balance between the preservation of conservation land and accommodating the community’s residents, who need housing. It also impacted their tax base and their economy. Additional discussions ensued, and D. Seidman inquired if E. Miller had expressed a preference for either position. E. Miller preferred serving on the Board as a voting board member.

C. Doble and B. Robinson indicated that they both began serving as associate’s member. C. Doble thought E. Miller could be effective in both positions. She explained that the

Planning Board was in dire need of a working member who had the time and commitment to plough into the projects they were working on, and serving on subcommittees. She asked E. Miller if she had the time. E. Miller indicated that she was reducing her work schedule, but was interested in learning about the time they spent in meetings on average. Board members replied that they spent three hours at their meetings, which met twice a month. They explained that they could not be specific about the subcommittees, because their meeting schedules varied. When asked about projects, B. Robinson explained that it depended on the complexity of the project, the workload, and how much time one could contribute. They were all volunteers. Everyone contributed what time they could.

Other discussions ensued with regards to the Housing Production Plan, the MV Commission's technical assistance and relationship with the Planning Board, planning projects, cooperative efforts, etc.

There being no further discussion, B. Robinson advised E. Miller that the final decision required the joint decision of the Planning Board and Board of Selectmen. They had scheduled the joint session on September 6, 2017 at 6PM. The discussions closed at 6:35 PM.

D. Sediman inquired if P. Munafo indicated that he would consider both positions. B. Robinson and C. Doble replied in the affirmative. It was noted that E. Miller preferred being a board member.

B. Robinson thought it was important to stress to both applicants that they were going to rely on both positions to equally share in the workload. Board members agreed.

CORRESPONDENCE RECEIVED:

1. Tisbury Zoning Board of Appeals
 - A. Hearing Notice – Gerard Du Toit, AP 05F1.3 (demo/reconstruction – dwelling)
 - B. Hearing Notice – Kenneth Rhoads, AP 11A56+ (demo/recon – dwelling+ new garage)
 - C. Special Permit #2293- Kingston House LLC, AP 01G10
 - D. Special Permit #2294- Henry McVey, AP 02G01
2. Tisbury Conservation Commission
 - A. Hearing Notice - Whaletails, LP, HP 02H06 (stone revetment to maintain beach path)
 - B. Hearing Notice - Kenneth Rhoads, AP 11A56+ (demo/recon – dwelling+ new garage)
 - C. Hearing Notice – Howard & Elaine Miller, AP 11A07 (demo/recon – dwelling)

Other business not reasonably anticipated 48 hours in advance of meeting

PRO FORM

Meeting opened, conducted and closed in due form at 6:45 P.M.
(m/s/c 3/0/0)
Respectfully submitted;

Patricia V. Harris, Planning Assistant

APPROVAL: Approved and accepted as official minutes;

Date

Benjamin Robinson
Chairman