

PLANNING BOARD

TOWN OF TISBURY
P.O. BOX 602
TOWN HALL ANNEX
VINEYARD HAVEN, MASSACHUSETTS 02568
(508) 696-4270
Fax (508) 696-7341
www.tisburyma.gov

MEETING MINUTES

DATE: September 7, 2016

TIME: 6:07 PM

PLACE: Town Hall Annex, 66 High Point Lane

BILLS: Verizon.....\$271.11
WB Mason.....\$175.83
Verizon.....\$ 27.19

MINUTES: As referred in the August 17, 2016 Meeting Agenda
06 April 2016 Deferred
20 April 2016 Deferred
04 May 2016 Deferred
01 June 2016 Deferred
03 August 2016 Deferred
17 August 2016 Deferred

APPOINTMENTS:

6:07 PM Public Hearing: Special Permit Application for Carl Kenney re: Non-Appurtenant sign (24”X20”) in the B-2 District, AP 22A01
Attendance: Dana Hodsdon, Hyung Lee

Hearing commenced in due form at 6:07 PM. Planning Board Chairman Pro Tem, B. Robinson read the hearing notice into the minutes and noted for the record that the Board could not conduct the hearing without a quorum as required by state statute.

The board secretary advised the Board that the applicant was informed of the situation and told that the hearing would be postponed until the Board’s meeting on September 21, 2016.

B. Robinson recommended continuing the hearing until September 21, 2016 at 6PM at the Town Hall Annex. H. Stephenson seconded the motion, which motion carried. 3/0/0
The Planning Board resumed their regularly scheduled meeting at 6:11 PM.

6:30 PM Deliberations (Cont.): Special Permit - Vineyard Haven Restaurant Associates, LLC, AP 09C08, 52 Beach Road

The deliberations were duly opened at 6:30 PM. The Chairman Pro Tem, B. Robinson advised the Board that the draft decision for the aforementioned applicant had been

prepared for their review and comment. Board members were given a few minutes to review the document and advised that the board secretary added language clarifying the hours of operation, the temporary nature of the business and the applicant's responsibility to prevent vehicles from backing up onto Beach Road, having witnessed it the past weekend.

B. Robinson recommended contacting the Code Enforcement Officer about the last condition to make sure the applicant's customers comply with the long standing condition. Board members thought it may require adequate signage. B. Robinson inquired if the applicant had submitted documentation verifying the informal off-site parking arrangement with Wayne Guyther. The board secretary replied in the negative, adding that the applicant had until the expiration of the 20 day appeal period to comply.

H. Lee thought it was important to include language in the decision that obligated the applicant to provide the Planning Board with proof of alternative off-site parking arrangements at Hinckley's if W. Guyther sold the property or re-developed the property, if the parking arrangement became null and void. H. Stephenson thought it was important to enforce condition no. 8. If they lost any spaces to prevent vehicles from backing out onto Beach Road, they were obligated to make the difference off-site.

D. Bellante-Holand referred the Board to the second finding on the fourth page of the decision, which stated that the property owner was responsible for providing documentation for all off-site parking spaces. B. Robinson thought it was important to know the number of off-site parking spaces they've accounted for to meet the 31 off-site parking spaces required. It was agreed that the applicant had to submit documentation for the additional 15 parking spaces off-site at Hinckley's.

D. Bellante-Holand believed the decision addressed all concerns pertaining to the off-site parking spaces sufficiently and did think the language had to be revised to make their requirement clearer. She offered to move the decision as written. H. Stephenson seconded the motion, which motion carried. 3/0/0

There being no further comment, H. Stephenson moved to close the deliberation. D. Bellante-Holand seconded the motion, and the motion carried. 3/0/0

The Planning Board resumed their regularly scheduled meeting at 7:05 PM

BOARD DISCUSSIONS:

1. Committee Reports

A. Parking Committee

H. Stephenson reported that the Committee met but once a month, and was due to meet on 9/22/16.

B. Traffic Committee

B. Robinson reported that the committee met once a week, and had the opportunity to interview several of the stakeholders (SSA, VTA Chamber of Commerce and Taxi companies) to solicit their input on potential improvements.

The Committee was scheduled to meet with the VTA tomorrow at 11AM (town hall) to discuss potential improvements to the bus shelters at the SSA. He thought they were inadequate and hot.

He suggested that they would also be discussing the relocation of the Chamber of Commerce's informational booth, widening the sidewalk on the north side of the terminal and allowing the taxis to use the circular turn around so that they did not have to drive around the SSA's building.

H. Lee wanted the opportunity to review their proposal for the bus shelter because he wanted to make sure that the replacement did not obstruct the access or the view to the harbor. He hoped the plans would be presented to the public. B. Robinson noted that they were initiating discussions on the subject. H. Stephenson thought it was important to maintain beach access, because it was possible that the town might want to consider an informal access to the beach from that the location sometime in the future. B. Robinson clarified that the primary issue prompting the discussion was that they currently did not provide any shade.

H. Lee thought they could eventually open up the area and remove the shelter from its current location further up the road on Water Street by the Black Dog's Gazebo. Pedestrians could use the sidewalk to walk to the location. It would disperse the people from the area quickly. B. Robinson believed that the buses had to connect to the ferries. H. Stephenson did not believe they should inconvenience the bus riders.

D. Bellante-Holand indicated that they had to consider the size of the buses. She noticed that they were getting wider, which could impact service on the routes with narrow roads. B. Robinson concurred, noting that VTA was very concerned about the width of the buses, which were in fact getting wider. A. Grant was currently operating with the smaller buses, but was concerned about upgrading, given the widths of the new vehicles. The logistics was troublesome give that the ridership in the most popular routes was increasing at 5-6% annually over the past few years.

D. Hodsdon questioned if the town would consider relocating the clay tennis courts in town to the Park-n-Ride (or Lake Street park) and developing the lot into a parking area. B. Robinson noted that it would create much more traffic in the area on Church Street and William Street. H. Lee did not think it would help ease the parking demand during the summer season. He thought the location was a vital consideration, so that it met the demand for parking in the summer, and provided open space the rest of the year for the residents' use. He added that they should consider using meters to collect funds for parking improvements.

H. Lee also thought the west side of Lagoon Road was underutilized and could be used for additional parking. B. Robinson advised H. Lee that the issue was that the area was predominantly wetlands and difficult to develop. B. Robinson added that the parking lot for the baseball field off Lagoon Road was not owned by the town, but an easement, so that they could not consider the parcel. H. Lee suggested a tax incentive for the use of parking area.

Additional discussions ensued with regards to other potential sites (Catholic Church) for parking pockets throughout the town.

2. Joint Committee on Economic Development & Energy Technology Bill Summary B. Robinson recommended postponing the discussions on the topic until they obtained additional information from the state. He thought it might be somewhat premature. He wanted to know more about the process and offers.

3. All Island Planning Board Mtg. Agenda
RE: Meeting Agenda Topics

B. Robinson recalled reviewing a draft agenda that included the Housing Production Plan and Housing Bank. The board secretary noted that the host board was asking them for additional topics to place on the agenda.

H. Lee inquired if the Board could explain the process utilized to hire the two consultants that were leading the presentations. He wanted to see their qualifications. B. Robinson replied that the All Island Planning Board and MV Commission were the two parties responsible for developing the project, creating the RFP and hiring the consultants. H. Lee asked for the name of the person(s) he could obtain a copy of the consultant's portfolio. The board secretary was of the impression that a subcommittee of the All Island Planning Board worked with the MV Commission and recommended D. Seidman, P. Temple, and A. Turner.

H. Lee was concerned about the transparency or lack thereof, and wanted to make sure that process did not direct the towns to focus their efforts within their own borders, but to encourage them to know about each other's needs and plans. B. Robinson believed that was the intent. H. Stephenson understood the towns were going to focus on their specific needs and collaborate on the issues they all share.

D. Bellante-Holand recommended focusing on the topics listed on the agenda, because the on-going conversation was much more appropriate for the upcoming meeting on the Housing Production Plan. She asked the Planning Board Chairman Pro Tem if anyone had recommended a topic for the All Island Planning Board meeting on 9/26/16.

H. Stephenson recommended adding the Connector Road as a future topic on the All Island Planning Board agenda to look for financing that just does not come from the town. D. Bellante-Holand thought the connector road could be sub-categorized under traffic and safety, which needs to be studied from an island perspective. It could spawn conversations on bicycle and moped accidents, traffic connectors between the town, etc. M. Larsen noted that the connector road would open up inaccessible territory for development, such as housing. H. Stephenson thought it could impact the housing production. H. Lee thought they should recommend density and growth (including economic growth). He also felt they should broaden the scope of the Housing Production Plan discussions to include the Brazilian community's housing needs, if they were considering housing for their workforce.

B. Robinson felt they had to focus the discussions on specific issues, otherwise they'd never come to some conclusion. It was impractical. H. Lee thought it was important to understand the connector road's impact on development, the preservation of open space and density. He thought they were subjects appropriate for the All Island Planning Board to begin exploring. He suggested population and economic growth. H. Stephenson recommended keeping the discussion focused and moving along. She also suggested reviewing the planning issues impacted by the Housing Production Plan.

B. Robinson agreed and recommended October 5, 2016. He also asked the Board to clarify for the record the topics the Board wanted to recommend at the next All Island Planning Board as a potential agenda item for following meetings. D. Bellante-Holand reiterated traffic and safety issues in a larger context and the Tisbury Connector Road.

H. Lee thought they should add density and future growth to make them open a dialogue on the Master Plan. H. Lee raised several issues, and D. Bellante-Holand asked the Chairman Pro Tem to refocus the discussions to the agenda items. She understood that there was much more to be said about the topics H. Lee raised, but felt they should be addressed at an appropriate meeting and by the right parties. She thought the H. Lee's points were valid. Board members concurred.

B. Robinson inquired if he understood the Board correctly and reiterated if they wanted to discuss contextual traffic, island planning, traffic and road safety. H. Lee wanted to add density and future growth on the agenda as a reminder. He thought it was important to keep the topics at the forefront. H. Stephenson recommended reviewing the All Island Plan, which dealt with the subject in depth.

D Bellante-Holand inquired if they were soliciting suggestions from participants as well. B. Robinson replied in the negative, and explained that they were obligated to take comments from the public at the meeting. D. Bellante-Holand thought they should register the comment and move along with the meeting. B. Robinson asked H. Lee to raise the topic of density at the HPP meeting. He did not think the subject was going to initiate or encourage an in-depth discussion at the All Island Planning Board if it was placed on the agenda.

4. Benjamin Hall Jr.

A. Millet Road Maintenance & Covenants

Board members were advised that the developer and property owner was in the process of completing the requirements of the subdivision decision rendered in the early 1990s. The applicant via her attorney has slowly been addressing the conditions, one of which included the approval of a road maintenance agreement.

A copy of the agreement drafted for the subdivision was provided for the Board's review and approval. Members were asked to come prepared with comments or recommendations at their meeting on September 21, 2016. B. Robinson requested a copy of the subdivision plan.

Board members were advised that the applicant had to construct the road according to the engineer's specifications before they can release the lots for conveyance.

CORRESPONDENCE RECEIVED:

1. Silvia Vogt, 120 Causeway Road

RE: Bike Signs

B. Robinson read Ms. Vogt's letter into the record of the minutes. D. Bellante-Holand recommended contacting the appropriate authority (DPW) to paint the bikes on the lanes as offered by the previous DPW Director. H. Stephenson noted that the letter raised an issue with bike safety in general, and thought it should be addressed with the Board of Selectmen, DPW Dir., Police Chief, and Town Administrator.

B. Robinson recommended having the board secretary follow up with the aforementioned parties to investigate if Ms. Vogt's complaint was being addressed. H. Stephenson thought they should have a discussion on the safety issue in general because the bike stencils may be needed on the other bike lanes. H. Lee recommended adding Skiff Ave to the discussion as well. B. Robinson thought they could set time aside on the subject at their meeting on October 5, 2016 and invite Phil Wallace.

H. Stephenson asked B. Robinson to clarify the Planning Board's responsibility in addressing Ms. Vogt's letter. B. Robinson explained that the letter was sent to several departments including the Board of Selectmen and DPW, the two who were essentially responsible for addressing this one particular matter. The Planning Board however could list the topic on a future agenda and review it from a broader perspective so that they could look into Causeway, Skiff Road, a standard for signage, etc.

2. MV Commission

A. 01 September 2016 Extended Schedule

B. DRI Decision 0 Kuehn's Way

3. Tisbury Zoning Board of Appeals

A. Permit #2250 – Specialty Builder's Supply Inc. Co

B. Permit #2264 – West Chop Trust

4. Tisbury Conservation Commission

Re: Hearing – Colin Weir, demo & reconstruction of a pre-existing, non-conforming structure

5. Thomson Reuters

RE: Zoning Bulletin, 10 August 2016

6. Oak Bluffs Planning Board

RE: Hearing Notice – Special Permit Application for Affordable Housing (Habitat for Humanity)

7. Mass Dept. of Transportation – Highway Division

RE: Public Hearing on September 14, 2016 at 6PM (Tisbury Senior Center)

Other business not reasonably anticipated 48 hours in advance of meeting

PRO FORM

Meeting opened, conducted and closed in due form at
8:15 P.M. (m/s/c 3/0/0)
Respectfully submitted;

Patricia V. Harris, Secretary

APPROVAL:

Approved and accepted as official minutes;

Date

Daniel Seidman
Chairman