

TISBURY PLANNING BOARD/ ALL ISLAND PLANNING BOARD

MEETING MINUTES

DATE: December 7, 2016

TIME: 6:10 PM

PLACE: American Legion Post, 34 William Street, Vineyard Haven, MA

The Tisbury Planning Board will be meeting as a quorum to discuss topics under their jurisdiction as part of the All Island Planning Board's meeting.

PRESENT: Cheryl Doble, Ben Robinson, Dan Seidman, Holly Stephenson

ALSO PRESENT: Adam Turner (MVC), Bea Phear (WT), Bill Veno (MVC), Brian Packish (OB), Christine Flynn (MVC), Erik Albert (OB), Lucy Morrison (EDG), Melinda Loberg (BOS/VH), Peter Bradford (OB), Peter Temple (Aquinnah), Priscilla Leclerc (MVC), Richard Osnoss (Chilmark), Robert Fehl (OB), Adam Turner (MVC)

MINUTES: September 26, 2016 Peter Temple moved to accept the minutes as written. Brian Packish seconded the motion, and the motion carried. 13/0/0

DISCUSSIONS:

▪ Aquinnah

1) Housing Production Plan

P. Temple announced that the consultants were conducting the third and final set of workshops for the Housing Production Plan, which included an exercise with maps. It was his understanding that the participants were going to use the maps to create strategies for the development of specific parcels of land. He further noted that the Wampanoag Tribe expressed an interest in developing a land locked parcel of land with the town and of entertaining the construction of tiny homes on a 10 acres parcel of land with a connection to their wastewater collection system.

He advised the Board that they were going to have an insert in the MV Times to promote the workshops and to encourage public participation. The public will also have an opportunity to review the documentation generated from the HPP workshops by visiting the MV Commission's website. P. Temple advised the boards that the consultants were going to introduce the revisions to the 'Visions and Goals' based on the comments they solicited at prior meetings, which was to be followed with a presentation of the strategies the towns could implement. The discussions were then to be concluded with a mapping exercise.

It was his understanding that the information and materials for the upcoming workshop were going to be posted on the MV Commission's website as of this evening. HPP Committee members were asked to email participants of the upcoming meeting and to arrange a meeting with their Selectmen and Planning Board on the week of 1/23/17 for a discussion on the final report with the consultants. Copies of the final report were going to be distributed to all participating town at least one week in advance to prepare for their discussions with the consultants.

A. Turner understood the importance of the process, but felt it noteworthy to bring to everyone's attention that the information reaffirmed the same conclusion from past studies. He believed the issue the towns had to address was whether they were going to commit to the plan and the consultant's recommendations, before they engaged in 'regional' discussions with the MV Commission about executing the strategies.

B. Packish asked A. Turner for a status report on the results of the survey. A. Turner replied that he had just terminated the survey, and did not have the opportunity to generate a written report for lack of time. A preliminary review of the information indicated that there was a vast difference in experience between a renter and homeowner. Eighty-five percent of the homeowners were content with their living accommodations. Seventy-five percent of the homeowners were married and only spent thirty percent of their income on mortgages. In contrast, only thirty-five percent of renters were content with their housing accommodations. They were predominantly single or divorced and spent approximately fifty to sixty percent of their income on rent.

A. Turner added that the Brazilian population's demographics in contrast illustrated that the majority owned multi-unit dwellings. The survey also demonstrated that the older population (50 yrs. – 70 yrs.) was struggling to find reasonable accommodations. B. Veno added that they had a total of 600 responses to the survey, with an equal distribution of homeowners and renters. A. Turner felt the survey provided them with a better perspective on some of the issues, and highlighted the need for additional analyses of specific populations.

B. Packish inquired if the results from the survey were going to be evaluated by the consultants and incorporated into the final report. A. Turner noted that the information was available for the past month and a half. B. Packish was concerned about the final draft's reception if the proposed recommendations were based solely on the input from the workshop's attendees. It concerned him because the attendance was diminishing. A. Turner understood, but felt that the towns had the option of pursuing an additional analysis of a specific issue(s) that was much more targeted for a solution(s). D. Seidman noted that he could use the same rationale for town meetings, in which the towns' budgets were voted on by a small fraction of the town's population. B. Packish acknowledged.

C. Flynn, staff member at the MV Commission expressed concern at the lack of conversation regarding the need or priority for rental housing and apartment buildings. She was interested in soliciting the boards' opinions on the topic. D. Seidman clarified that the tiny home was not being discussed solely for ownership, the accommodation could be rented. She felt the topic of rentals had to be clarified in the final round of discussions because the predominant housing accommodation on island was single family dwellings (91%). The housing issues were being experienced statewide, but there was a much more acute need for seasonal and workforce housing on the island.

P. Temple understood and noted that the one of the draft goals for all of the towns was to provide a half of one percent rental units for the individuals earning 80% AMI. It was up to each town to commit to the implementation of the goal. D. Seidman reiterated that it required bylaw amendments and alternative wastewater solutions. C. Flynn believed that it also required an investment in the infrastructure. B. Packish believed the HPP was going to support and prioritize the need for more rentals, but felt that the ultimate decision to invest in the HPP's recommendations pertained to their constituents .

B. Veno asked the boards if the housing committees were going to be included in the process, and invited to join the Board of Selectmen and Planning Board in their meetings with the consultants. P. Temple replied that the local housing committees were represented on the Housing Production Plan Committee and intimately involved in the process. B. Packish noted that the Oak Bluffs Housing Committee has been active in the process since its inception.

D. Seidman noted that fellow board member; B. Robinson was suggesting the repurposing of existing buildings for affordable housing. H. Stephenson explained that the option allowed them to make better use of existing space at less cost. The option would also require a bylaw amendment.

On a related note, B. Veno learned that some communities were utilizing the technical assistance funds to examine the benefit in relocating public facilities in prime locations to open up land for affordable housing.

■ Chilmark

1) Local zoning and bylaws/ordinances Re: the Regulation and Taxation of Marijuana Act

R. Osnoss noted that the Chilmark Planning Board did not have sufficient information to discuss the subject, but was interested in soliciting comments from the boards. E. Albert understood that the initial licenses were going to be awarded to the medical dispensaries. D. Seidman mentioned that the Town of West Tisbury received an application for both the dispensary and cultivation of medical marijuana. B. Phear (West Tisbury Planning Board) confirmed that the applicant, Geoff Rose has applied and proposed to repurpose an old paint store for the dispensary.

R. Osnoss announced that the Town of Chilmark had referred their first ANR to the MV Commission with positive results, and thanked the staff members present at the meeting. He asked the boards if they would also consider adding the topic of a regional refuse district on the All Island Planning Board's next agenda.

B. Packish informed the boards that the Oak Bluffs Planning Board was planning to update the bylaw on Medical Marijuana Dispensaries to address the state's recent approval for the recreational use of marijuana. The boards were welcomed to a copy of the existing regulation and draft amendment, B. Packish indicated it would be ready by spring for the Annual Town Meeting. B. Phear cautioned B. Packish about the definition for the "cultivation area" because their building inspector had just informed them that the 1000 sq. ft. requirement included the building and planting area.

B. Packish explained that the Town of Oak Bluffs adopted a town wide overlay district in which only three properties qualified for use as medical marijuana dispensaries within a commercial district. All were eliminated from further consideration at town meeting because the majority of the town residents did want to see them on the main streets.

L. Morrison mentioned that the Town of Edgartown had been approached by three separate parties who had expressed an interest in retailing marijuana for recreational use. She explained that the existing regulations restricted medical marijuana dispensaries within the BII District (Upper Main Street). It presented an issue for the town because they no longer had any space to expand the BII District. L. Morrison inquired if any of the other towns had been contacted for this purpose, and if they contemplated or enacted a moratorium on the retail sale of recreational marijuana. Board members present replied in the negative.

▪ Edgartown

L. Morrison indicated that the Planning Board held two public hearings on Stop-N-Shop's proposal for an expansion and continued the discussions on 1/3/2017. She felt there was a good possibility that the Board would refer the application to the MV Commission. D. Seidman inquired about the bank's future plans. L. Morrison replied that the bank's representatives were reconsidering their plans to re-locate and mentioned the possibility of staying until the end of their lease. Board members were informed that the bank's lease terminated in 2020.

▪ Oak Bluffs

- 1) The Edgartown Vineyard Haven Road Corridor (Jardin Mahoney to Goodale's)
Planning Forum – update

R. Fehl reported that the Planning Board and Board of Selectmen from the Town of Oak Bluffs held a well-attended hearing on 11/15/16 to address the rumors and interest circulating about the potential for development along a 1.58 mile stretch of road within the Edgartown-Vineyard Haven Corridor, between Mahoney's Nursery and Eversource. Due to the level of concern, the Oak Bluffs Planning Board pledged to facilitate future discussions about the area's growth, development and infrastructure to keep the lines of communication open between the town and stakeholders.

Board members were provided aerial photos reflecting the 57 lots in study area and their distinguishing characteristics. B. Packish clarified that the study was prompted by the non-profits recent proposals for expansion. He explained that the MV Community Service's planned to rebuild their campus with an additional twenty-eight new housing units, the Island Elderly Housing's expressed an interest in constructing additional units, the ice rink was debating whether they would reconstruct or renovate their facility, the YMCA's announced their plans for expansion, and there were plans for the construction of a new church.

B. Packish noted that the non-profits provided an important and invaluable service to the community, but at a cost to the town. He mentioned that the YMCA, the regional high school and hospital utilized twenty percent of the town's total sewer capacity. In exchange for the infrastructure, the town received a grant of one million dollars towards the five-seven million dollars expansion of the town's sewer system. The stakeholders, at the meeting urged the town to evaluate their ability to continue the support of the non-profits infrastructure, because they believed a regional arrangement was a more equitable solution. Stakeholders further asked that they initiate discussions with the Towns of Edgartown and Vineyard Haven, with whom they shared the Edgartown-Vineyard Haven Corridor, and to expand the conversation to the other towns, given that the non-profits served the entire island.

B. Packish indicated that he raised the subject to give the boards an opportunity to begin their own discussions for a regional approach. B. Veno added that there were two additional points that were raised at the public meeting. The first pertained to the MV ball and soccer fields. It was suggested that they could be reorganized to serve as the center for recreation on an island wide basis. The second pertained to the reuse of Goodale Construction's existing pit for mining (sand). The operations would entail a portion of the

100 acres of Edgartown Road. B. Packish mentioned that he had been approached by Goodales' representative for this purpose.

- Tisbury

- 1) Potential Zoning Changes

D. Seidman encouraged the Board to reach out to their communities to solicit public participation in the last of the hearings scheduled for the Housing Production Plan. Based on the discussions solicited at the meetings, it appeared that if they were going to create affordable units, they had to concentrate on sewer and zoning changes. He was currently researching an amendment of a regulation governing mobile homes to expand the use in residential districts, and to reduce the criteria (e.g. land area). The largest impediment to the approval of the concept (RV parks/tiny homes) dealt with the perceptions people had about the structures in terms of their quality and appearance, despite major advances in the industry. The amendment allowed them to increase density and reduce the land area requirement. It allowed them to provide housing within an affordable range e.g. \$150,000.00 - \$175,000.00. The one drawback to the proposal was that it also increased wastewater generation. Depending on the location of the development and its proximity to a watershed, they had to consider alternative solutions to avoid issues with nitrogen. He believed the problem could be solved by requiring a mini-plant and/or composting toilets with grey water systems.

B. Packish noted that they could explore the possibility of having a development along the Edgartown-Vineyard Haven Corridor that connected to the county's collection system.

D. Seidman believed that the high cost of living will eventually force the towns to work jointly on more innovative zoning and wastewater solutions.

- West Tisbury

- 1) bike paths and bike lanes

B. Phear reported that the Board of Selectmen had signed on to participate in the Complete Streets program with the Commonwealth. At the end of the special town meeting last month, the townspeople overwhelmingly supported the town's project on bike paths and lanes. With the MV Commission's assistance they were locating and mapping out the shared use easements, bike lanes and paths with the end goal of having a continuous bike path from the downtown center to the Steamship Authority.

C. Doble advised the board that the Town of Tisbury was currently working on a similar project and joined efforts with the Town of West Tisbury.

- MV Commission

- 1) JoAnn Taylor Re: Flood Hazard Mitigation Measures (Postponed)

<http://www.mvcommission.org/sites/default/files/Dukes%20County%20Multi-Jurisdictional%20Hazard%20Mitigation%20Plan%20Update%202015%20smaller%20file.pdf>

Board members were advised that Ms. Taylor called to cancel her appointment with a request for a future appointment.

- All Island Planning Board Meeting Agenda

MEETING MINUTES CONT.

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B. Packish asked that they agree to work on a topic similar to the Housing Production Plan that can be actualized. He found it engaging and extremely useful. D. Seidman recommended 'refuse'. Board members agreed.

Board members were asked to discuss potential meeting dates. All agreed on February 22, 2017 at 6PM.

PRO FORM

Meeting opened, conducted and closed in due form at 7:15 P.M.
(m/s/c 13/0/0)
Respectfully submitted;

Patricia V. Harris, Secretary