

PLANNING BOARD MINUTES
Wednesday, March 15, 2023 – 5:30 PM
ZOOM MEETING

TOWN OF TISBURY
P.O. BOX 602
TOWN HALL ANNEX
VINEYARD HAVEN, MASSACHUSETTS 02568
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IN ATTENDANCE:

Benjamin Robinson – Chair, Casey Hayward, Elaine Miller

STAFF/MVC:

Dan Doyle – Special Projects Planner/Martha's Vineyard Commission (MVC),

Amy Upton – Tisbury Planning Board Administrator

OTHERS:

Louisa Hufstader – Vineyard Gazette

Chair Benjamin Robinson called the March 15, 2023 Tisbury Planning Board (TPB) meeting to order at 5:31 PM. Due to ongoing efforts to prevent spread of Covid-19 this meeting was held remotely via Zoom platform. The Public could attend and participate in the meeting by the following method:

-Join Zoom Meeting <https://us06web.zoom.us/j/88596305101> Meeting ID: 885 9630 5101

-One tap mobile +16469313860,,88596305101# US

+13017158592,,88596305101# US (Washington DC)

(Recorder's Note: Discussions are summarized and grouped for clarity and brevity).

MINUTES: January 25, 2023 and February 22, 2023 — TABLED.

APPOINTMENTS:

5:30 PM:

Board Discussions, see below new/old business

Chair Robinson said the Planning Board would recess the regularly scheduled meeting on March 15, 2023 in order to hold the following Public Hearing. At the conclusion or continuation of the Hearing, the Planning Board would resume the regular meeting to conclude all unfinished business.

6:00 PM:

Commence Public Hearing Jen Vogel re: SP Application for The Vineyard House AP 22-A-6 to amend special permit

Members Present by roll call: Chair Robinson, C. Hayward, E. Miller

Others: Jennifer Vogel, Executive Director/Vineyard House, Inc. (VH) – Applicant,

John Thayer – Board Member/VH, Louisa Hufstader, Amy Upton

THE HEARING COMMENCED IN DUE FORM AT 6:04 PM.

Documents on file as referred to during the meeting:

2023-03-14 Walkway Sketch Plan.pdf

Special Permit, April 25, 2012

John Thayer said a conversation with Reid Silva, Vineyard Land Surveying, Inc., confirmed the surface percentage was below the requirement. **A. Upton** screen shared the drawing as Members discussed how the pervious versus impervious surfaces were calculated.

Chair Robinson read the bylaw into the record for understanding. He reviewed the existing Special Permit for the conditions and how changing the surface of the current walkways would have an impact; he said those walkway surfaces were already established as impervious surfaces.

Mr. Thayer said they were willing to do what was required and to state they were not increasing the area of the walkways, just the treatment to the surfaces; the goal was to get Emergency Medical Services (EMS) to the door.

Chair Robinson said the existing Special Permit (issued in 2012) was adequate for the work being proposed. Members were comfortable with what was presented to move forward.

ELAINE MILLER, AT 6:16 PM, MOVED TO ALLOW THE APPLICANT TO WITHDRAW WITHOUT PREJUDICE. SAID MOTION WAS SECONDED BY CASEY HAYWARD. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 3 AYES, 0 NAYS, 0 ABSTENTIONS. MS. HAYWARD—AYE, MS. MILLER—AYE & MR. ROBINSON—AYE.

★ *The Planning Board resumed their regularly scheduled session at 6:17 PM to address unfinished business.*

Chair Robinson said the Planning Board would recess the regularly scheduled meeting on March 15, 2023 in order to hold the following Public Hearing. At the conclusion or continuation of the Hearing, the Planning Board would resume the regular meeting to conclude all unfinished business.

6:30 PM:

Commence Public Hearing Tom McCurdy re: New Application for McCurdy Motorcars AP 10-B-01

Members Present by roll call: Chair Robinson, C. Hayward, E. Miller

Others: Tom McCurdy, Owner/McCurdy Motorcars – Applicant, Rob Douglas, Louisa Hufstader, Glenn Provost, Amy Upton

THE HEARING COMMENCED IN DUE FORM AT 6:33 PM.

Documents on file as referred to during the meeting: None.

Chair Robinson opened the Public Hearing without taking testimony; he explained that four Members were needed to proceed.

ELAINE MILLER, AT 6:35 PM, MOVED TO CONTINUE THE APPLICATION TO APRIL 5, 2023 AT 6:15 PM. SAID MOTION WAS SECONDED BY CASEY HAYWARD. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 3 AYES, 0 NAYS, 0 ABSTENTIONS. MS. HAYWARD—AYE, MS. MILLER—AYE & MR. ROBINSON—AYE.

Chair Robinson said the Planning Board would recess the regularly scheduled meeting on March 15, 2023 in order to hold the following Approval Not Required (ANR) Review. At the conclusion or continuation of the Review, the Planning Board would resume the regular meeting to conclude all unfinished business.

6:45 PM:

ANR Application Review: AP 7-E-6,20 Beach St. Ext./ RSD Realty Trust Robert S. Douglas Sr. -Refer to MVC under DRI 2.1 Division of Land- Commercial

Members Present by roll call: Chair Robinson, C. Hayward, E. Miller

Others: Rob Douglas – Applicant, Glenn Provost – Vineyard Land Surveying, Inc., Louisa Hufstader, Amy Upton

THE REVIEW COMMENCED IN DUE FORM AT 6:36 PM.

Documents on file as referred to during the meeting:

BD Plan-orig.jpeg.jpg

BD Plan-proposed.jpg

Chair Robinson said this tripped the MVC checklist for a mandatory referral with concurrence; he said the TPB recommendation to the MVC carried weight.

A. Upton screen shared the document as **Glenn Provost** explained the survey plan, the current Land Court parcel owned by the Douglas Family. He said this ANR did not create new lots, but placed the existing buildings into three separate parcels. The family was looking for flexibility and options on how they could utilize the property going forward; there were no plans for new buildings at this time.

Chair Robinson said these lots met the required zoning for the waterfront district, as they were pre-existing, non-conforming.

Members discussed the division of wastewater; **A. Upton** said Jared Meader, Wastewater Superintendent, reviewed the plan and didn't have issues at the outset, what they had as existing was fine with this reconfiguration.

ELAINE MILLER, AT 6:48 PM, MOVED TO TO REFER TO THE MARTHA'S VINEYARD COMMISSION WITH THE RECOMMENDATION NOT TO CONCUR. SAID MOTION WAS SECONDED BY CASEY HAYWARD. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 3 AYES, 0 NAYS, 0 ABSTENTIONS. MS. HAYWARD—AYE, MS. MILLER—AYE & MR. ROBINSON—AYE

★ The Planning Board resumed their regularly scheduled session at 6:49 PM to address all unfinished business.

BOARD DISCUSSIONS:

A. NEW BUSINESS

a. Master Plan (MP) updates w Dan Doyle

i. review notes from Steering committee meeting

D. Doyle thanked everyone for attending the joint MP Steering Committee (MPSC) meeting last week. He said the Commercial District Alternatives and Key Issues were discussed and that Board comments on the Key Issues would be accepted through Friday. He shared the following MP Project Updates:

- Peter Flinker and Dillon Sussman (Dodson & Flinker/ Landscape Architecture and Planning) would like additional input for the Commercial Districts. They proposed:

- Identifying specific stakeholders to have more one-on-one conversations for the remainder of the month, to understand the implications of what they were proposing.
- Probing some of their ideas and to work through design details [of the area plans] for the next iteration of work they were doing.
 - Through that process, they were hoping to understand the inhibiting forces that would constrain some of what they proposed and the path forward in setting priorities.
- Determining what sort of elements should be included that would have co-benefits.

Chair Robinson and **D. Doyle** discussed the pros and cons of having one-on-one conversations; it was important for the community to hear concerns first hand, not through a filter. **Chair Robinson** said our job was to bring everyone together on central issues; the B2 District had to buy into this; he suggested having a series of open houses to have folks find their own way into participating in the process.

Members discussed at length how to proceed with the new interest in the process, where more community members wanted to become involved and offer feedback. They discussed the steps that were taken up until this point for community outreach and engagement, the multiple sessions and workshops where all were invited to participate. Community outreach and involvement was always a top priority in this process.

E. Miller said everyone worked very hard to get community involvement, to provide opportunities for everyone to participate. She said decisions were being made with that community input. She was open to having more sessions for group engagement, but said at some point we would have to come to a determination where we were satisfied that the representation was adequate.

Members agreed to set informal drop-in hours at the Annex Office, to take one more occasion to interact with Town residents and to share information.

E. Miller said more specific guidelines were needed from Dodson & Flinker (D&F) so the TPB could determine the priorities, where to focus attention and how to move forward.

Chair Robinson recommended D&F generate a list of very specific questions for the TPB to answer, to help focus on the prioritization, to gain understanding on how to move the process forward.

D. Doyle said the next MPSC Meeting would be April 10, 2023 at 5:30 PM, and would focus on updating the purposes/objectives found in the Vision Plan. The review would cover what should persist, what should be modified and/or eliminated, what should be in the plan overall. He asked if this should be a joint meeting with the TPB as the input was integral in the process.

b. Bills Payable: Payroll; \$2706.76, 51Art-MVMinutes; \$1200.00, Barrett Planning Group, LLC; \$6350.00, Sam Dunn 53G account: \$566.00 Total: \$10,822.76

A. Upton said the updated minutes amount was \$846.00; the revised total was \$10,468.76

ELAINE MILLER, AT 6:25 PM, MOVED TO APPROVE THE BILLS PAYABLE [REVISED TOTAL OF \$10,468.76]. SAID MOTION WAS SECONDED BY CASEY HAYWARD. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 3 AYES, 0 NAYS, 0 ABSTENTIONS. MS. HAYWARD—AYE, MS. MILLER—AYE & MR. ROBINSON—AYE.

c. Condolence letter to Pat Harris

Chair Robinson said he would write a draft letter. **A. Upton** said she needed signatures from **E. Miller** and **C. Hayward** before sending the letters for Kurt Fraser.

B. OLD BUSINESS

I. Upcoming TPB Calendar: Public Hearings, Appointments & Discussions

Chair Robinson said the Select Board (SB) had issues with the proposed fractional ownership bylaw.

E. Miller recommended reaching out to Laura Silber, Island Housing Planner / MVC, to understand what other communities were doing and to Jonathan Silverstein, Planning Board Counsel for Special Permits, for any legal concerns. **A. Upton** would gather information from both for the March 29, 2023 meeting discussions.

- **Joint Meeting with Select Board on March 29th, TBD at 5pm To Discuss:**
 - **Legal Services**
 - **Discuss Warrant Articles**
 - **Use of Public Lands & Stewardship of Town Property**
 - **Succession Program with Manuals, Transition Plan**
 - **Develop a Calendar to meet regularly every Quarter**
- **CPTC Conference: Town Car and Boat vouchers, submit registration fee for Reimbursement**

Chair Robinson said a fairly strong contingency from the Planning Boards across the Island was going; logistics for transportation were reviewed.

- **Upcoming discussion with MVC Adam Turner and Laura Silber re: STR Study and Housing Resource Focus April 5 at 5:30 pm**

1. Committee Reports (Updates only)

- A. Vision Forum**
- B. Land Bank Advisory Committee**
- C. Tisbury Housing Committee**

E. Miller said both new members had stepped up in participation; there was a lot of nice activity happening.

- D. Community Preservation Committee**
- E. Water Resource Committee (WRC)**

Chair Robinson said they will meet on March 30, 2023, in person at the EMS building for a three hour work session with Environmental Partners Group (EPG). This session will look at alternative analysis, to determine what systems to include in the Comprehensive Wastewater Management Plan (CWMP); all strategies were to reduce nitrogen in the ponds. They were planning to conduct a Public Meeting the week of April 10, 2023, to review the recommendations and present to the public for feedback.

- F. Sewer Advisory Committee**
- G. Site Plan Review Board**
- H. Open Space and Recreation Committee (OSRC)**
- I. All Island Planning Board**
- J. Climate Committee**
- K. Tisbury Waterways Committee**

CORRESPONDENCE:

1. Martha's Vineyard Commission Meeting Schedule
2. Letter from Tisbury Affordable Housing Committee to TPB

Chair Robinson suggested sending a response that the letter was received and to indicate the Board was not ready to move forward on this at this time.

3. Letter from Tisbury Zoning Board of Appeals to TPB

A.Upton screen shared the letter and said she worked with Laura Barbera, Zoning Board of Appeals Administrator, to dig into the language. She said they didn't see where there was an official adoption of the item. There was no evidence it was voted at Town Meeting and that it could be a cut and paste accident. They pulled the old minutes to verify.

Chair Robinson said he was unclear why the language was the way it was and recommended holding this over until the next agenda; this was very confusing.

Other business not reasonably anticipated 48 hours in advance of meeting:

None.

ADJOURNMENT:

*DISCUSSION ENSUED THEREON, UPON A MOTION DULY MADE BY ELAINE MILLER AND
SECONDED BY CASEY HAYWARD, THE MEETING UNANIMOUSLY ADJOURNED AT 6:57 PM.*

Respectfully submitted;



Teresa Kruszewski, Recorder

APPROVAL: Approved and accepted as official minutes;

Date

Benjamin Robinson, Chair

APPROVED JUNE 21, 2023