

PLANNING BOARD MINUTES
Wednesday, January 4, 2023 – 5:00 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, Cheryl Doble – Clerk, Connie Alexander, Casey Hayward*, Elaine Miller

STAFF/MVC:

Dan Doyle – Special Projects Planner/Martha's Vineyard Commission (MVC),
Ross Seavey – Tisbury Building Commissioner, Amy Upton – Tisbury Planning Board Administrator

OTHERS:

Louisa Hufstader – Vineyard Gazette, Rachel Orr – Finance and Advisory Committee (FinCom),
Frederick Rundlet

**Members that arrived later: Casey Hayward around 5:04 PM*

Chair Benjamin Robinson called the January 4, 2023 Tisbury Planning Board (TPB) meeting to order at 5:02 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/88486705921> Meeting ID: 884 8670 5921
- One tap mobile +13017158592,,88486705921# US (Washington DC)

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

MINUTES: November 16, 2022

CHERYL DOBLE, AT 5:03 PM, MOVED TO APPROVE THE MINUTES FOR NOVEMBER 16, 2022 AS WRITTEN. SAID MOTION WAS SECONDED BY ELAINE MILLER. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 5 AYES, 0 NAYS, 0 ABSTENTIONS. MS. ALEXANDER—AYE, MS. DOBLE—AYE, MS. HAYWARD—AYE, MS. MILLER—AYE & MR. ROBINSON—AYE.

APPOINTMENTS:

Chair Robinson said the Planning Board would recess the regularly scheduled meeting on January 4, 2023 in order to hold the following Deliberation. At the conclusion or continuation of the Deliberation, the Planning Board would resume the regular meeting to conclude all unfinished business.

6:00 PM:

Public Hearing (Deliberations) – Special Permit Application for Geoff Rose (Patient Centric), Mechanics Way, AP 22A19.2 Tisbury Bylaw Section 05.23

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

Others: Others: Geoff Rose – Applicant, Louisa Hufstader, Rachel Orr, Ross Seavey, Amy Upton

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

Documents on file as referred to during the meeting:

Patient Centric Decision 22A19-2_2021 NEW VERSION

Chair Robinson said this was updating the Special Permit at the one year review period; they were waiting for the updated Host Community Agreement from the Select Board's Office; he recommended changing the requirement for review, adjusting it from a one year to a five year period.

Chair Robinson screen-shared the working decision as the TPB made the appropriate [final] edits; Members recommended having **Jonathan Silverstein**, Planning Board Counsel for Special Permits, review and verify everything was done correctly; **G. Rose** said he was in agreement with this recommendation.

ELAINE MILLER, AT 6:18 PM, MOVED TO CONTINUE THE DELIBERATIONS ON JANUARY 18, 2023 AT 6:00 PM. SAID MOTION WAS SECONDED BY CHERYL DOBLE. THE BOARD VOTED IN FAVOR OF THE MOTION: 4 AYES, 0 NAYS, 0 ABSTENTIONS. MS. ALEXANDER—AYE, MS. DOBLE—AYE, MS. MILLER—AYE & MR. ROBINSON—AYE.

***Casey Hayward joined the TPB as a new member after this hearing began and was not able to vote.*

★ *The Planning Board resumed their regularly scheduled session at 6:19 PM to address all unfinished business.*

BOARD DISCUSSIONS:

A. NEW BUSINESS

a. Master Plan (MP) updates

i. steering committee (SC) mtg. & next steps

D. Doyle said there were two sub-zones within the Waterfront Commercial District and screen shared the the visual created by Chris Seidel of the MVC. This map delineated the Waterfront Management Area and Commercial Management Area with color overlays. He asked the Board for permission to pass this along to the Consultants; all Members were in agreement the graphic would be useful and could be sent along to the Consultants.

❖ SURVEY:

D. Doyle said the community-wide survey had been delayed and would go out next week.

❖ UPCOMING MEETINGS AND RECAPS:

D. Doyle said the SC wanted to add another member for the Economic Development Working Group, and were recommending Phil Hale, a business owner; **Chair Robinson** said he should write a letter of interest. Some members expressed concern there could be impropriety, others said **Mr. Hale** brought value being part of the waterfront and would be able to step in and contribute right away.

Chair Robinson suggested Members ask questions for clarification during the interview which would be included on the January 18, 2023 TPB Agenda.

D. Doyle reminded everyone The Tisbury Master Plan Commercial District Presentations/Follow-ups would happen on February 13 & 16, 2023 by Zoom.

❖ CONSULTANT DELIVERABLES:

The **draft** Inventory and Analysis/Existing Conditions report would be issued on January 9th, 2023; all comments should be returned to Barrett Planning Group within a month. **C. Doble** said the report was about 160 pages in length; the consultants did a big ideas/high-level overview at yesterday's SC meeting; she recommended everyone watch the recording in preparation of reading the document.

A lengthy discussion ensued for the review process of the draft document including the steps for full vetting by each of the appropriate departments as well as TPB Members; **A. Upton** said she would print two copies and place them in binders, to be available at the TPB office.

Chair Robinson said the MP process was on track with the timeframe and budget set in place, and was working within the framework of 2024 as the potential end date.

b. Discussion of bylaw amendments for 2023 Town Meeting

Documents on file as referred to during the meeting: PB ZONING BYLAW CHANGES 2023 1/4/23

Chair Robinson screen shared the [edited] document from that working session held on December 29, 2022; Members continued making edits and recommended cleaning up the wording before sending to **J. Silverstein** – they were delighted it would have this level of review.

The TPB had a lengthy discussion about Private Ways/Roads and TZBL 04.04.02 (i). **Rachel Orr** said there was interesting new case law around private/public ways; it was an ongoing issue for the Town and Island, always evolving.

R. Seavey underscored the need for the clerk's office to post this in a timely manner, to meet the necessary timeline. *(Please see document on file for details: APPROVED Minutes TPB Special Meeting December 29, 2022.pdf)*

c. Board retreat/workshop to discuss process, roles and working structure

The Board was in agreement to hold an in-person meeting, starting at 4:00 PM on January 25, 2023.

d. Housing Assistance Corporation of Cape Cod January 24 meeting

Chair Robinson asked if there was interest from the TPB. **E. Miller** was planning to attend both days, January 24 & 26, 2023; she was happy to provide transportation to the Cape Cod Chamber of Commerce, where the event was being held.

e. Kurt Fraser

Chair Robinson said Mr. Fraser passed away on vacation and recommended a formal condolence be sent to his firm from the Board. Members discussed the best way to reach out including the professional “office to office” letter and/or a personal note; all were in agreement both were appropriate. **C. Alexander, C. Hayward** and **A. Upton** would work together and draft a letter from the Board.

f. Bills Payable - 51Art - \$857.75

Chair Robinson shared the revised number of \$1022.25, for Board approval.

*CHERYL DOBLE, AT 7:11 PM, MOVED TO APPROVE THE BILLS PAYABLE [REVISED NUMBER OF \$1022.25]. SAID MOTION WAS SECONDED BY ELAINE MILLER. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 5 AYES, 0 NAYS, 0 ABSTENTIONS.
MS. ALEXANDER—AYE, MS. DOBLE—AYE, MS. HAYWARD—AYE, MS. MILLER—AYE & MR. ROBINSON—AYE.*

B. OLD BUSINESS

I. Joint Meeting with Select Board, discuss lists for discussion

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

- *Board retreat/workshop to discuss process, roles and working structure:*
 - *4:00 PM on January 25, 2023 at the Tisbury Annex.*
- **C. Alexander** asked to have **A. Upton** send the MVC calendar to all members.

1. Committee Reports (Updates only)

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

E. Miller said they were working to make this a more effective group.

- D. Community Preservation Committee
- E. Water Resource Committee (WRC)
- F. Sewer Advisory Committee
- G. Site Plan Review Board
- H. Open Space and Recreation Committee
- I. All Island Planning Board
- J. Climate Committee
- K. Tisbury Waterways Committee

CORRESPONDENCE:

1. Martha's Vineyard Commission

- A. Extended Meeting Schedule
- B. Land Use Planning Commission (LUPC) Meeting(s)

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

C. Doble said MVC review for the Stone Bank Project was being held on January 12, 2023;

Chair Robinson said if they were to close the hearing we could ask to keep the written record open.

A. Upton would send a letter to Alex Elvin of the MVC, letting him know the TPB was meeting on January 18, 2023 and would be able to discuss the Stone Bank and the Stone Bank Restaurant Project.

A. Upton said that Frederick Rundlet, a Tisbury resident, was interested in being involved with any committees/groups that were working on housing issues; Chair Robinson suggested advertising for the Associate Planning Board position again.

ADJOURNMENT:

*DISCUSSION ENSUED THEREON, UPON A MOTION DULY MADE BY ELAINE MILLER AND
SECONDED BY CHERYL DOBLE, THE MEETING UNANIMOUSLY ADJOURNED AT 7:22 PM.*

Respectfully submitted;



Teresa Kruszewski, Recorder

APPROVAL: Approved and accepted as official minutes;

Date

Benjamin Robinson, Chair

APPROVED MARCH 1, 2023