

# JOINT TISBURY PLANNING BOARD & SELECT BOARD MEETING MINUTES

Monday, May 22, 2023 – 4:30 PM  
Katherine Cornell Theatre

VINEYARD HAVEN, MASSACHUSETTS 02568  
TOWN HALL ANNEX  
[www.tisburyma.gov](http://www.tisburyma.gov)

## IN ATTENDANCE:

Planning Board: Benjamin Robinson – Chair, Cheryl Doble – Clerk, Casey Hayward, Elaine Miller  
Amy Upton – TPB Administrator

Select Board: Roy Cutrer – Chair, John Cahill, Christina Colarusso  
John W. Grande – Town Administrator (TA) /Personnel Director

Others: About 15 attendees including: Patricia Claret, Traeger DiPietro, Dan Doyle,  
Dave Ferraguzzi, Lynne Fraker, Nancy Gilfoy, Lora Ksieniewicz, Melinda Loberg,  
Rachel Orr, Debby Packer, Kate Shands, Jesse Steere, Henry Stephenson

Press MV Times – Eunki Seonwoo

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

**CALL TO ORDER**      **Ben Robinson - Planning Board Chair**  
                             **Roy Cutrer - Select Board Chair**

**Chair Roy Cutrer** called the Tisbury Select Board (SB) Meeting to order at 4:30 PM.

**Chair Benjamin Robinson** called the Tisbury Planning Board (TPB) Meeting to order at 4:31 PM.

## BOARD DISCUSSIONS:

### 1. Master Plan; Districts, Connector Road, Progress Report

**Chair Robinson** said there were quite a few agenda items; the most important was the Master Plan (MP) discussion. He said this was an opportunity to discuss as a group the petition to ***Remove all plans on and alterations of private properties and business from the new Town of Tisbury Master Plan before it is recorded as public record.***

**Chair Robinson** continued by saying the drawings of the ideas were misunderstood in what the Consultants were trying to attempt. This was a chance to look at zoning, the zoning elements needed review and more would come; the MP was more targeted to set goals in regards to housing, waterfront retreat and sea level rise, and how to incorporate housing opportunities within the B2 district.

**Chair Robinson** said the MP covered most of the town, public and private. These drawings showed the potential with rezoning on private and public property. He said the drawings were tools, the drawings were in the abstract; land was a premium and would become more and more scarce; cooperation moving forward would be important.

**Dan Doyle** underscored that the central plank in the MP was land use and that zoning provided choices to people; the graphics were part of the public process; objections by public owners were part of the public record as well.

**Chair Robinson, John Cahill** and **TA John Grande** discussed making a joint statement. **TA Grande** recommended waiting on Town Counsel before the next steps - it would be important when the specific implementation strategies were discussed. **TA Grande** said there was no anticipated eminent domain at this point of the MP.

**Elaine Miller** said this [Area Plan] was a good catalyst, it was a concept the Consultants have used in other communities and not a condition. She said going forward, everyone would have to approve the plan/s. The idea was to work hand in hand, to work with everyone that lives within the community. She said this is not we or they, it was *all of us*. She encouraged folks to talk with the TPB, the more interaction the better the outcome, this was a partnership.

**J. Cahill** said the process should have been a bit different, to reach out to those owners ahead of time with the concept; he suggested talking with business owners in advance to defuse concerns.

**Chair Cutrer** said the petitioners felt they were not heard; that was the result of why this happened.

**Chair Robinson** said there had been an effort for outreach to the community, as that was a big piece of the process. He said these were conceptual plans - to dream big but ground in reality. He said going forward, the TPB would prescreen materials before going to public presentations; he challenged the amount of time and bandwidth involved to go to every business owner.

**Cheryl Doble** said it was important for people to pay attention to this process throughout; otherwise the implementation process would be misunderstood; she said all of the steps involved Public Hearings. She underscored the effort to engage was important, but extremely difficult. She said the Area Plan was a different type of plan, to show options to the Town of what could happen with bylaw changes. She said it would be more useful to have input during the process, not feedback after the work was done. She asked for help from the community.

**Casey Hayward** said they were actively seeking demographics that were not engaged. A table would be set up at the Town's Memorial Day Picnic for outreach, as well as other venues including First Fridays and the Street Fair. She said the hardest demographic to reach was younger than 55 years old. She said we were still in the problem solving mode, to come together and find solutions.

**Debby Packer** distributed the petition to everyone in the room. She appreciated the Boards getting together - the good intentions. She said this had been here before (e.g. Beach Road Project) and would continue with the petition. Ms. Packer said eminent domain was not going to happen, it was not the process. She recommended focusing on Town owned property and suggested reading the Chilmark and

Nantucket MP. She was very frustrated, history was repeating itself. She asked to end it now, not to make this public record; she looked forward to what Counsel would state.

**Jesse Steere**, the owner of Shirley's True Value Hardware, said the road project would destroy his business. He expressed frustration and said the plan was not supported.

**Christina Colarusso** recommended adding the petitioners to the MP email distribution;  
**C. Hayward** supported the idea.

## **2. Open Space and Recreation; Band Stand and Natural Resources Office**

**C. Doble** recapped the steps of progress for the Owen Park Band Stand and the challenges of Town projects, complying with procedures. She said she would prefer having an on-Island group do this work. **TA Grande** said construction would begin in the fall as there was money for the project; more would be known when the bid came back.

**TA Grande** said the Natural Resources building didn't meet the needs of the Town. Members discussed suitable locations while keeping the Harbor Master on the water. **Chair Robinson** said the review of the building and overall park was part of the MP process.

## **3. Comprehensive Waste, Compost, Recycling Plan**

**Chair Robinson** suggested the Town think about how to regulate this issue overall and not on a case-by-case basis. He suggested the Board of Health and Building Inspector be part of this discussion; how to save costs for new businesses as well as working with restaurant owners to create a policy.

**Melinda Loberg** reviewed the composting issues and limitations that were currently on the Island. She touched upon the involvement of Island Grown Initiative (IGI), the process for grant applications, and the conditions of the existing equipment Island-wide. She said the search was to find the place to accept composting for the Island; it was a challenge to get a contractor to pull this off. She detailed the many steps in place and noted that regulations would get tighter within a year; she said the State was guiding all of it.

A process discussion of whether a policy and locations should be set town by town or Island-wide; should it go to MVC? They said IGI seemed to be the group to do the legwork to advise the process.

**C. Colarusso** recommended keeping the shellfish shells in mind as well; **Chair Robinson** said it was not just composting, but also included waste.

## **4. Use of Public Lands & Stewardship of Town Property**

**Chair Robinson** recapped the letter that was sent to the SB; no response was received. He said there was a lack of clear zoning in the B2 district. It was important to get a handle and to monitor what is

happening on Town property (the area behind the Department of Public Works/DPW) and to include groundwater protections as it had been overlooked in some of these cases. He said there were gaps in zoning.

There was a concern expressed for the neighborhood burden along the power-line corridor and that Tisbury bore the brunt of Eversource. Additionally it was said that industrial creep was happening in an unregulated way. Some of these pockets of land were still rural.

**C. Doble** asked how decisions were made for approval, especially in the Eversource area and how it was being managed intentionally. There were many trails through there that would be nice and connect neighborhoods.

**TA Grande** said there were different issues in different locations: gates and barriers, encroachment within easement areas. Members discussed the next steps that would include meeting with the Building and Water Commissioners to move forward.

**Traeger DiPietro** described the issues at Mud Puddle Road; there was clear cutting for a warehouse that was now visible from the back yard. He asked what the [permit] process was.

**TA Grande** said land clearing before permits, that hole should be closed as quickly as possible, a land clearing plan. The buffer between commercial and residential was needed; it had been ignored. There was a hole in bylaws for clearing; if a permit was not needed no one would be aware.

**Rachel Orr** said the changes had been very dramatic; the buffer of the commercial edge, the degradation of roads. She understood the population growth had brought greater needs and the services to accommodate. She said the neighborhood had changed dramatically, a good part was an industrial space; they were burdened to coexist with the generators from Eversource. She said the wild life was adapting too, crickets getting louder. She asked for environmental justice and was hoping something could be done.

**Melinda Loberg** said Eversource should be approached to protect the neighborhood. A permit should indicate they operate below a certain decibel; they were continuing to do this without oversight. She said the main lesson here was that the Town needed to pay attention.

## **5. Mass DOT; flooding and drainage, managed retreat**

**TABLED.**

## **6. Future Zoning and Bylaw re-codification**

**TABLED**

**7. Housing Initiatives; mixed use, grants, sewer plans**

**TABLED**

**8. Succession and Transition Plans/Manuals**

**TABLED**

**9. Budgets, Contracts, and Fiscal Responsibilities**

**E. Miller** addressed the issues and said that there wasn't a clear process in place.

**10. Set regular joint meeting schedule for FY 24**

**E. Miller** said this meeting was a great example and that we should talk with each other more frequently.

**Chair Cutrer** offered having more specific items on the SB agenda if they were to meet more frequently. He said the SB had a challenging workload ahead and that posed time constraints; the best way to handle this would be in smaller doses.

**Chair Robinson** said there was a backlog as this meeting took a bit of time to finally schedule; he recommended holding a meeting within the next month to complete the list; we needed to catch up.

Both **Chairs** discussed the challenges and needs to continue a joint meeting on a regular basis, as it was important for the two to discuss importation issues. **Chair Cutrer** said he would not commit to a date or a meeting schedule based on what the SB was faced with over the next few months.

**C. Hayward** said one of the MP goals was connecting and communicating with others boards.

**E. Miller** said a system had to be agreed upon; we needed to do something that worked better.

The TPB and SB both met on Wednesday evenings; neither could attend the other's Board Meeting.

**Other business not reasonably anticipated 48 hours in advance of meeting:** None.

**MEETING ADJOURNMENT:**

*DISCUSSION ENSUED THEREON, UPON A MOTION DULY MADE BY ELAINE MILLER AND SECONDED BY CASEY DOBLE, THE TPB MEETING UNANIMOUSLY ADJOURNED AT 6:26 PM.*

*DISCUSSION ENSUED THEREON, UPON A MOTION DULY MADE BY JOHN CAHILL AND SECONDED BY CHRISTINA COLARUSSO, THE SB MEETING UNANIMOUSLY ADJOURNED AT 6:26 PM.*

★ **Next meeting: TBD**

**Documents on file:**

1. Joint meeting btwn Planning Board and Select Board May 22,2023.docx
2. SB - PB submission 5-22-23-Rachel Or.pdf
3. SKM\_C300i23051819560.pdf

Respectfully submitted;



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Teresa Kruszewski, Recorder

**APPROVAL:**                      Approved and accepted as official minutes;

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Date

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Benjamin Robinson, Planning Board Chair

\_\_\_\_\_  
Date

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Roy Cutrer, Select Board Chair

***APPROVED JULY 19, 2023***