

PLANNING BOARD MINUTES

Wednesday, July 19, 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, Casey Hayward, Elaine Miller

STAFF/MVC:

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

Laura Silber – Island Housing Planner / MVC,

Amy Upton – Tisbury Planning Board Administrator

OTHERS/PRESS:

Rachel Orr – Finance and Advisory Committee, Louisa Hufstader – Vineyard Gazette, Jeffrey DuBard

** Members that arrived later or left early: none.*

Chair Benjamin Robinson called the July 19, 2023 Tisbury Planning Board (TPB) meeting to order at 5:00 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/87175160129> Meeting ID: 871 7516 0129

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

MINUTES: March 29th, May 22nd, 2023

ELAINE MILLER, AT 6:41 PM, MOVED TO APPROVE THE MINUTES FOR MARCH 29, 2023 AND MAY 22, 2023 AS WRITTEN. 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.

APPOINTMENTS:

5:00 PM:

Board Discussions, see below new/old business

Chair Robinson said the Planning Board would recess the regularly scheduled meeting on July 19, 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:

Deliberations/Written Decision Review for Rob and Jaime Douglas; SP Application for 57 Lagoon Pond Rd, AP 9-A-21 pursuant to TZBL 06.06.03; Reconstruction, Extension, or Structural change of a non-conforming structure

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

Others: Jeffrey DuBard, Louisa Hufstader, Rachel Orr, Laura Silber, Amy Upton

THE PUBLIC HEARING COMMENCED IN DUE FORM AT 6:12 PM.

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

Chair Robinson said this would be continued as only three members were in attendance.

ELAINE MILLER, AT 6:13 PM, MOVED TO CONTINUE DELIBERATIONS TO AUGUST 2, 2023 AT 7:00PM. 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 July 19, 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.

6:30 PM:

Form A-ANR for Amelia Hambrecht; AP 12-D-24 at locus; 187 Lagoon Pond Road, 2.6 (b) located in the Island Road DCPC -mandatory referral requiring MVC concurrence.

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

Others: Amelia Hambrecht – Applicant, Jeffrey DuBard, Louisa Hufstader, Rachel Orr, Laura Silber, Amy Upton

THE REVIEW COMMENCED IN DUE FORM AT 6:35 PM.

Documents on file as referred to during the meeting:

Hambrecht ANR 07-12-23 copy

Chair Robinson said this property was within a coastal zone that triggered the MVC Developments of Regional Impact (DRIs) checklist and therefore required a mandatory referral; he said the Conservation Committee concerns would be reviewed separately.

ELAINE MILLER, AT 6:38 PM, MOVED TO SEND THIS APPROVAL NOT REQUIRED FOR AMELIA HAMBRECHT TO THE MARTHA'S VINEYARD COMMISSION. 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 6:39 PM to address all unfinished business.

BOARD DISCUSSIONS:

A. NEW BUSINESS

a. Master Plan updates w Dan Doyle- discussion

D. Doyle said earlier today a working group drafted a list of action items associated with the policies and would be shared with Judi Barrett/ Barrett Planning Group LLC (BPG/the Consultants) this coming Friday. He said the approach was to be more inclusive and to let the Consultants distill the recommendations as needed.

D. Doyle said a virtual working session was scheduled for July 26, 2023 at 9:30 AM. This was an opportunity to work with the lead consultant and all of their partners. Everyone was in agreement to post this meeting for TPB attendance as Members wanted to attend as many sessions as they could for continuity; it was important to hear many voices, the diversity of opinion was important.

D. Doyle said the Consultants would be in person on August 22, 2023 for an evening session followed by a next day public engagement opportunity. Other dates were reviewed as well as the process for posting; nothing was finalized.

Chair Robinson recapped [from memory] some of the discussion points of the recent Commercial District Meeting; circulation was one of the critical key issues; he felt that Dodson & Flinker left with a better understanding of what was needed in the drawings.

D. Doyle said they were crafting a series of columns with MV Times which gave the chance to explain the significance of the high priority items of the MP; it would be written by 'us' and reviewed by BPG.

b. Discussion with Lauren Evans Re; Citizens Action Petition to assign Mudpuddle Road as a Special way.

General Public/Neighbors in attendance:

Traeger diPietro; Andrea Peraino & Brooke Douglas of 39 Mud Puddle Road; Bob Cilman; Liz Wild

Lauren Evans described the [industrial] activity on the road. She said this private road was used as a cut through by trucks, etc, which was creating wear and tear; it was unsafe for cars and pedestrians to pass; they wanted to protect this area.

Chair Robinson described the steps and process for the endorsement at Town Meeting; it took time to see this through as it could be at least a year. The Board encouraged **Ms. Evans** to participate in the MP process - it was a good place to voice this type of concern.

The [many] next steps were discussed as **Ms. Evans** was unsure what to do once the petition had the appropriate amount of signatures - how to move forward successfully and the appropriateness of pursuing the Special Way. Members discussed what could be done with the Department of Public Works and would include this on the next agenda.

c. Informal Discussion with Philippe Jordi in regard to possible housing projects in Tisbury

Philippe Jordi shared three property proposals that could become housing opportunities; he wanted to understand what would be required for Special Permitting and the associated [bylaw] restrictions.

Members discussed density, cluster developments for wastewater/Board of Health (BOH), impacts to the neighborhoods and environmental concerns.

Chair Robinson advised for each of the three project proposals; the Board was pleased with the repurposing projects.

d. Bills Payable: Total for FY Year End 2023 \$22103.60, Year End 2024 \$1298.60

Payroll: w/e July 8th (23) & 15th (24); \$2479.80, Barrett Planning Group; \$17,672.00 (23), MVTimes; \$190.40 (23), Outstanding Legal Invoices for FY23 \$3060.00 (23)

ELAINE MILLER, AT 6:51 PM, MOVED TO PAY THE BILLS PAYABLE AS PRESENTED. 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.

B. OLD BUSINESS

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

- **Set up meeting with Select Board (SB) and assigned committee to discuss Educomp Building as potential Town Hall (potential dates and times)**
- **Review Planning Board Department Procedures**

Chair Robinson recommended listing topics [for the record], to discuss in greater detail with the full Board.

- ❖ Changing meeting dates to Tuesdays to avoid conflict with SB Meetings which were also held on Wednesdays.
- ❖ Cut-off time for receiving/submitting meeting materials.
- ❖ Format change from Zoom to Hybrid to In-person and what that would look like.

- **Update and Approve Committee List - appointed members**

Members discussed the statutory requirements; the TPB did not have the ability to create an alternate position; statutory positions were voting positions.

<u>Board and/or Committee</u>	<u>Representatives</u>	<u>Term</u>
Community Preservation Committee	TPB: Cheryl Doble	June 30th, 2024
Land Bank Advisory Committee	TPB: Elaine Miller Alt: Casey Hayward	
Open Space and Recreation Committee	TPB: Cheryl Doble Alt: Lora Ksieniewicz	
Sewer Advisory Committee	TPB: Connie Alexander	
Site Plan Review Board (Island Road & Coastal District, Waterfront & Waterside Commercial Management District)	TPB: Lora Ksieniewicz Architect: Ben Robinson Admin: Amy Upton	
Tisbury Affordable Housing Committee	TPB: Elaine Miller Alt: Casey Hayward	
Tisbury Water Resource Committee	TPB: Ben Robinson	
ADVISORY		
All Island Planning Board	All TPB members	
Byways & Complete Streets Sub group of TPB and Open Space and Recreation Working Group	TPB: Lora Ksieniewicz DPW: Admin: Amy Upton	
Climate Committee	TPB: Casey Hayward - She was a liaison only, not a voting Member at this time.	

ELAINE MILLER, AT 7:10 PM, MOVED TO ACCEPT THE ADJUSTED COMMITTEE LIST. 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.

CORRESPONDENCE:

1. Martha's Vineyard Commission Meeting Schedule
2. Citizens Action Petition to assign Mudpuddle as a special way

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

L. Silber asked if the TPB would be willing to vote and send a letter to the Joint Committee on Revenue for An Act of Establishing a Martha's Vineyard Housing Bank - the hearing would be on July 25, 2023; *ONLY* written testimony was being accepted July 25 - 28, 2023; she indicated the volume of submissions would count; Elena DeFoe/Executive Assistant had a template for the SB for this purpose and could be used; **Chair Robinson** said this would be added as an agenda item to the July 27, 2023 meeting.

R. Orr announced that there was a joint FinCom meeting [tomorrow] with Oak Bluffs; she reviewed the agenda items for Members; the format was hybrid – the link was on the Town's website.

ADJOURNMENT:

*DISCUSSION ENSUED THEREON, UPON A MOTION DULY MADE BY ELAINE MILLER AND
SECONDED BY CASEY HAYWARD, THE MEETING UNANIMOUSLY ADJOURNED AT 7:20 PM.*

Respectfully submitted;



Teresa Kruszewski, Recorder

APPROVAL: Approved and accepted as official minutes;

Date

Benjamin Robinson, Chair

APPROVED NOVEMBER 1, 2023