

PLANNING BOARD MINUTES
Wednesday, August 2, 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, Connie Alexander – Clerk*, Cheryl Doble, Casey Hayward
Lora Ksieniewicz – Associate Member

STAFF/MVC:

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

OTHERS/PRESS:

Rachel Orr – Finance and Advisory Committee

** Members that arrived later or left early: Connie Alexander arrived at 5:06 PM.*

Chair Benjamin Robinson called the August 2, 2023 Tisbury Planning Board (TPB) meeting to order at 5:03 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:

-<https://us06web.zoom.us/j/87098903340> Meeting ID: 870 9890 3340

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

MINUTES: April 5th, 2023 Tabled.

APPOINTMENTS:

5:00 PM:

Board Discussions, see below new/old business

Chair Robinson said the Planning Board would recess the regularly scheduled meeting on August 2, 2023 in order to hold the following Deliberations. At the conclusion or continuation of the Deliberations, the Planning Board would resume the regular meeting to conclude all unfinished business.

6:00 PM:

Deliberations for Brandon Smith; Special Permit Application for Safe Harbor Marina, AP 9-B-2 pursuant to TZBL 06.06.01, 06.06.02, 06.06.04, 06.06.05 and 06.06.10

Members Present by roll call: Chair Robinson, C. Alexander, C. Doble, C. Hayward & Lora Ksieniewicz

Others: Glenn Provost – Owner Representative/Vineyard Land Surveying & Engineering, Inc., Amy Upton,

Chris Scott – Applicant, Adam J. Costa, Jeffrey DuBard, Sheila Flathers, Steve Guard, Mark Alan Lovewell

THE DELIBERATIONS COMMENCED IN DUE FORM AT 6:00 PM.

Documents on file as referred to during the meeting: None

Chair Robinson read the bylaw sections into the record for understanding and recapped the list of items to be considered, the general scope of the project. He said the MVC and Conservation Commission had given approvals; the MVC set a number of Conditions. (Please visit the MVC website for the complete document <https://www.mvcommission.org/dri/summary/258/59584>: DRI 258-M2 Safe Harbor Marina Decision 2023-01-12.pdf)

Chair Robinson indicated that **L. Ksieniewicz** would be included as a voting Member.

C. Alexander said the Safe Harbor community really listened, they were gracious and willing to work with the Town. She appreciated the stewardship of this precious area of town – it was a small area with enormous impact. **C. Doble** said she appreciated the [follow up] progress communication on the project, as it was helpful. She said the conditioning and contributions were positive and she appreciated the easement.

C. Doble asked for details of the drainage system including how it was being developed. **Chris Scott** said that they were working with Landscape Inc. **Mr. Scott** would provide the details once they were completed. Members discussed the ‘greener’ approach that was being taken, and that the TPB could learn from this plan as well as use it as a model for future projects.

C. Alexander said she would like the landscaping and lighting plans reviewed by the MVC as well as the TPB; she asked **Mr. Scott** to provide the hours of operation.

CONNIE ALEXANDER, AT 6:19 PM, MOVED TO APPROVE AND REFLECTING ALL OF THE DISCUSSION THIS EVENING IN REGARDS TO CONDITIONS. SAID MOTION WAS SECONDED BY CHERYL DOBLE. 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. KSINIOWICZ—AYE & MR. ROBINSON—AYE.

CONNIE ALEXANDER, AT 6:22 PM, MOVED TO CONTINUE DELIBERATIONS TO AUGUST 16, 2023 AT 6:00 PM. SAID MOTION WAS SECONDED BY CASEY HAYWARD. 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. KSINIOWICZ—AYE & MR. ROBINSON—AYE.

Chair Robinson said the Planning Board would recess the regularly scheduled meeting on August 2, 2023 in order to hold the following Public Hearing. At the conclusion or continuation of the Public Hearing, the Planning Board would resume the regular meeting to conclude all unfinished business.

6:30 PM:

Commence Public Hearing for Sawyer Realty Group, LLC. at locus 33 Lagoon Pond Rd, AP 9-A-14 in the Waterfront/Commercial Management District; discussion re: possible referral to MVC

Members Present by roll call: Chair Robinson, C. Alexander, C. Doble, C. Hayward & Lora Ksieniewicz

Others: Adam J. Costa – Owner Representative/Mead, Talerman & Costa, LLC, Jeffrey DuBard, Mark Alan Lovewell, Rachel Orr, Amy Upton

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

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

Chair Robinson recapped the history of this property [to date] which included the demolition and what was needed as next steps to move this forward; the applicant did not make a presentation at this time. **Adam Costa** asked clarifying questions for the MVC process.

Chair Robinson indicated that **L. Ksieniewicz** would be included as a voting Member.

CONNIE ALEXANDER, AT 6:43 PM, MOVED TO REFER TO THE MARTHA'S VINEYARD COMMISSION FOR FURTHER REVIEW UNDER 8.1B. SAID MOTION WAS SECONDED BY CASEY HAYWARD. 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. KSIENIEWICZ—AYE & MR. ROBINSON—AYE.

CONNIE ALEXANDER, AT 6:45 PM, MOVED TO CONTINUE THE PUBLIC HEARING TO SEPTEMBER 6, 2023 AT 6:00 PM. SAID MOTION WAS SECONDED BY LORA KSIENIEWICZ. 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. KSIENIEWICZ—AYE & MR. ROBINSON—AYE.

Chair Robinson said the Planning Board would recess the regularly scheduled meeting on August 2, 2023 in order to hold the following Deliberations. At the conclusion or continuation of the Deliberations, the Planning Board would resume the regular meeting to conclude all unfinished business.

7:00 PM:

Cont. 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-con- forming structure

Members Present by roll call: Chair Robinson, C. Alexander, C. Doble, C. Hayward & Lora Ksieniewicz

Others: Rob Douglas – Applicant, Jeffrey DuBard, Mark Alan Lovewell, Rachel Orr, Amy Upton

THE CONTINUED DELIBERATIONS COMMENCED IN DUE FORM AT 7:02 PM.

Documents on file as referred to during the meeting:

SP Decision Draft- AP09A21-57 Lagoon Pond Rd.-Douglas-August 2nd, 2023.docx.

A. Upton screen shared the document as Members reviewed and made appropriate edits.

Rob Douglas asked about the curb cut and was not clear why two curb cuts would be an issue.

Chair Robinson offered solutions and indicated the TPB would have to be in agreement with the [final] solution.

Discussion ensued around the cars that would be parked in front of the property as well as access by a horseshoe drive. **Chair Robinson** suggested adding a condition which asked for a site plan drawing with the Department of Public Works (DPW) involvement.

CASEY HAYWARD, AT 7:28 PM, MOVED TO APPROVE THE WRITTEN DECISION AS WRITTEN. SAID MOTION WAS SECONDED BY CONNIE ALEXANDER. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 5 AYES, 0 NAYS, 0 ABSTENTIONS. MS. ALEXANDER—AYE, MS. DOBLE—AYE, MS. HAYWARD—AYE & MR. ROBINSON—AYE.

★ The Planning Board resumed their regularly scheduled session at 7:29 PM to address all unfinished business.

BOARD DISCUSSIONS:

A. NEW BUSINESS

a. Master Plan (MP) updates w Dan Doyle Upcoming dates, locations, and refreshments policy review

D. Doyle reviewed the calendar of events and the venue options for the *Public Presentation and Open House* for the MP with **Judi Barrett/** Barrett Planning Group LLC (BPG/the Consultants) on September 22 & 23, 2023. He discussed methods of advertising the event including pole banners along Main Street. Members discussed alternatives to vinyl for the banners and other advertising materials and methods including the messaging for the greatest impact.

A lengthy discussion ensued for the best location (Town Council On Aging/Senior Center versus the former EduComp Building) and the pros & cons for each location including parking versus the benefits of promoting Tisbury as a walkable Town and the impact on attendance.

Members discussed the best ways to compile their comments, and to prioritize and consolidate Action Items/Action Plan. All looked forward to the updated plan/s that would be received later this week.

D. Doyle expected to receive from Peter Flinker and Dillon Sussman/Dodson & Flinker drawings with big ideas/principles/concepts that would graphically support the Action Plan, which would reinforce what they were doing. **C. Doble** said everything would be vetted before being presented.

C. Alexander suggested that it would be more effective and productive if one common meeting was held for Town Boards and Committees, to bring people together to share MP progress and updates.

b. Bills Payable: Payroll; \$1298.60, 51Art-MVMinutes; \$500.00, MVC Consultant Dan Doyle; \$1300.00, MVTimes;\$117.90, Office supplies reimbursement; \$147.52

A.Upton said the adjusted minutes total was \$325.00.

CONNIE ALEXANDER, AT 5:45 PM, MOVED TO ACCEPT THE BILLS PAYABLE AS STATED. SAID MOTION WAS SECONDED BY CASEY HAYWARD. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION: 4 AYES, 0 NAYS, 0 ABSTENTIONS. MS. ALEXANDER—AYE, MS. DOBLE—AYE, MS. HAYWARD—AYE & MR. ROBINSON—AYE.

B. OLD BUSINESS

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

- **August 9th at 1pm Consolidated Town Hall Task Group discussion with Planning Board**
- **Department Updates**

Chair Robinson said correspondence was received from residents on Mt. Aldworth; historical significance of a stone wall was asked to be reviewed. He said curb cuts went to the DPW; this was not fully resolved and would be an upcoming agenda item.

Chair Robinson said he would like to walk through the Comprehensive Wastewater Management Plan (CWMP) the Select Board (SB) endorsed and submitted as a targeted watershed plan for Tashmoo on August 11, 2023 for State revolving fund monies. He said it would be an upcoming agenda item.

A. Upton asked Members to put in a request to the SB to have the ability to work with *Jonathan Silverstein – Planning Board Counsel for Special Permits* as the TPB legal counsel. **Chair Robinson** suggested she put into letter form this request for review at the next meeting.

II. Appointed Boards and Committees (reports as time permits)

**please get sworn in at TH for individual appointments*

- ◆ **Climate Committee – Casey Hayward**

C. Hayward said a meeting was scheduled with the SB to discuss Eversource and usage of the two easements; there were changes in dump fees and what would be accepted; a DPW grant for free composting services was being reviewed.

Chair Robinson said additional conversations were being pursued with Eversource to solve other issues and to continue discussions to maintain a good working relationship.

- ◆ **Community Preservation Committee (CPC) – Cheryl Doble**
- ◆ **Land Bank Advisory Committee – Elaine Miller**
- ◆ **Open Space and Recreation Committee (OSRC) – Cheryl Doble**
- ◆ **Sewer Advisory Committee – Connie Alexander**

C. Alexander would send out the minutes from the March 22, 2023 meeting that discussed flow allocation with the final recommendations to the SB; she expressed frustration there had not been a meeting for quite some time. Members had a lengthy discussion of flow and allocation, and the disposal of septic sludge that is shipped off Island [by truck] due to limited capacity and the [lack of] ability to deal with the level of output. More would be discussed at the August 30, 2023 meeting.

- ◆ **Site Plan Review Board – Lora Ksieniewicz**
- ◆ **Tisbury Affordable Housing Committee (AHC) – Elaine Miller**
- ◆ **Tisbury Water Resource Committee (WRC) – Benjamin Robinson**

III. Assigned Working Groups (reports as time permits)

**not sworn in positions*

- **All Island Planning Board – All TPB Members**
- **Byways & Complete Streets – Lora Ksieniewicz**
- **Tisbury Waterways – Benjamin Robinson**

CORRESPONDENCE:

1. Martha's Vineyard Commission Meeting Schedule
2. 3 letters from Mt. Aldworth abutters

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

None.

ADJOURNMENT:

*DISCUSSION ENSUED THEREON, UPON A MOTION DULY MADE BY CONNIE ALEXANDER AND
SECONDED BY CASEY HAYWARD, THE MEETING UNANIMOUSLY ADJOURNED AT 7:30 PM.*

Respectfully submitted;



Teresa Kruszewski, Recorder

APPROVAL: Approved and accepted as official minutes;

Date

Benjamin Robinson, Chair

APPROVED NOVEMBER 1, 2023