

## **ALL ISLAND PLANNING BOARD MEETING September 26, 2016, 5:30 PM**

**PRESENT:** Ginny Jones, Bea Phear, Leah Smith, Susan Silva, Matt Merry, Henry Geller.

**ALSO PRESENT:** Peg Regan, Philippe Jordi, Rick Reinhardsen, Greg Pachico, Manny Estrella, John Cotterill, Georgianna Greenough, John Christensen, Marina Lent, Lucy Morrison, Ben Robinson, Jo Ann Taylor, David Vigneault, Peter Temple, Bell Veno, Brian Packish, Elwell Hopkins, Christine Flynn, Dan Rossi, (Falmouth Planning Board Members) Jim Fox, Paul Drier, Pat Kerfoot, (WT Administrator) Jane Rossi.

Ginny opened the meeting at 5:30 and read a memo she had drafted which explained the layout of the meeting. She welcomed the members of the Falmouth Planning Board and introduced members of the fire department and Police Chief Rossi.

**TISBURY:** Dan Seidman, Chairman of the Tisbury Planning Board began by stating that he believes we need to look beyond the HPP process. He said he felt that any chance of solving the islands housing issue is going to require town zoning changes. He said that perhaps a template can be created that all towns can use because reducing lot size is critical. The 40 B could put density in areas that are not the best location for it. They should be located in areas where there is pre-existing density, sewer if possible, transit friendly, walkable, much like the 6 affordable units at 6 Water Street in Tisbury. The location meets all the needs of the tenant. It is a good model that we should be looking at. He suggested that an owners garage apartment, for example, could be rented at a subsidized rate, perhaps the town would offer some sort of benefit or exchange between the town and the land owner. Our goals should be to keep people aging in their own house if possible. If we don't look at density and waste water, we are just spinning our wheels. Ben Robinson added that we have an under-utilized housing stock on the island where seasonal houses remain vacant for most of the year. We should be looking at existing structures rather than instead of chasing a growth curve, as Ginny Jones has pointed out.

### **OAK BLUFFS:**

Brian Packish, Chairman of the Oak Bluffs Planning Board, stated that their topic for the meeting was regarding protocol between towns on MVC discretionary referrals of the DRI checklist. The OBPB felt that this subject needed to be added because of the turf situation that happened at the high school. He said that there were some disparaging remarks made about the OBPB, yet the board had not reviewed an application for the turf permit and a referral had already been made. There had been no discussion prior to the referral. Ginny Jones pointed out that the WTPB had not reviewed an application from the MV Film Festival organization, yet a lot of controversy had been stirred up throughout the island. Brian said that the town's people should have gone through the process which is in place. He said the difference between what happened in WT and what OB went through is that OB was not involved at all and should have been. Protocol is important in the name of proper planning. Haphazard planning is disappointing. He suggested that any projects that are island wide based, should be discussed prior to a referral by at least picking up the phone and alerting other towns. Ewell Hopkins added that conversation across the island should be encouraged. He also stated that he is looking to model some of what Falmouth is doing in terms of housing, particularly with what they are doing in terms of accessory apartments, and the process of which they went about creating a bylaw. We share the steamship in common with Falmouth, our towns are similar, and our challenges are similar. When looking at working with other boards, we find it works and the lessons learned are numerous. Joan Malkin, Chilmark Planning Board member, stated that she

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appreciated the need for curtesy. The matter Brian brought up was on the Chilmark PB agenda. However, this seemed to be a project that for some reason did not require a permit. She said that towns should not be intimidated regarding across town referrals. Brian said his problem is with the lack of due diligence. Leah Smith said that beyond the issue of civility, which is very important, it would reduce the amount of misinformation if we all talked with each other regularly.

### **AQUINNAH:**

Peter Temple gave an update of the Housing Production Plan. He said that the first meeting went quite well. All information and handouts are available on the website. The results of the first meeting will be posted. He said there were some concerns about attendance. In West Tisbury, there were no Selectmen represented at all. Oak Bluff had very few younger people in attendance. He said they will work on reaching out to the public more. He explained the schedule including a final, one hour meeting in January prior to a final vote. He asked that Elwell should speak more on the Falmouth accessory apartment bylaw. Ewell said the key thing his board feels passionate about is public outreach. Falmouth uses public television and requests public feedback so that everybody is involved in the process of creating the bylaw. Dan Seidman agreed that the word needs to get out to the public when it comes to meetings. It is important to do whatever it takes to make sure the public is more involved in town/island decisions. MVTv is good, email is also good, and holding smaller town meeting discussions gets the public informed.

Brian Packish stated that if only a few of the majority of the towns people votes in favor of the HPP result and recommendation, he would vote against it. Ginny Jones asked him how well attended the Oak Bluffs town meetings are and Brian said it all depended upon the items on the warrant. He said generally around 300 town members which Ginny said was a good amount. Brian said they often have standing room only forums. He also said that through MVTv and other forms of communication, they received over 500 responses to their survey.

### **M.V.C:**

#### **Hazard Mitigation Plan:**

Jo Ann Taylor explained that at the last AIPB meeting she handed out some paperwork on the Hazard Mitigation Plan. She said that climate change has become a real problem and the threat of drought and fire is high. She asked how the island can make its position stronger against the possibility of a forest fire. She said that more Planning Boards, Selectmen, Conservation Commissions are getting involved. Every family has to be resilient. Everyone in every neighborhood needs to help each other out. In the handout there are several good measures. Water and piping is needed in the state forest. Part of the plan is to get approval for funding for mitigation measures. Sharing ideas with other towns is important. She pointed out that the reason we are currently not allowed to placing piping in the state forest is because it is considered a recreational area. She said that one plan was for the Land Bank to create a buffer around the state forest with a walking area. She said that perhaps the land bank advisory board could be approached. Manny Estrella said that the problem extends beyond the state forest. He said that three Department of conservation and Recreation don't do anything for the island. They do not have equipment on island to help out. John Christianson said the issue isn't town to town; it all depends on which way the wind is blowing in the event of a fire. It could be the entire island.

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### **Affordable Housing Terms and Definitions:**

Christine Flynn reported that she has met with 5 or 6 island planning boards and the feedback regarding adding some terms and definitions to town zoning bylaws has been positive. She said she will visit the boards again in October. Ewell said that this is important and Christine's efforts will be very helpful. Leah Smith said that some of the definitions make it clear to the public what the boards are working on.

### **EDGARTOWN:**

Georgianna reported that light industrial space is badly needed in Edgartown. She said there is a 54 acre property owned by Dicky Brown that is next to a proposed affordable housing site. The property was used by local landscaping companies for their equipment, but Mr. Brown has asked them to re-locate elsewhere. Now the landscapers are talking about possibly purchasing vacant land collectively because there is no space available to rent.

Georgianna also spoke about houseboats which would be an alternative to affordable housing. She said the language needs to be defined and towns should consider placing in their bylaws. It is growing fast in other places and it would be good to consider having them in our harbors. The chairman of the Falmouth Planning Board said that they have houseboats and they are much like any boat, they pay taxes.

Regarding enforcement, the construction of the post office apartments had problems that caused the post office to have to be temporarily re-located. During that time, it was the best postal service they have ever had. The construction project was mismanaged and not processed well. There is a building going up in Edgartown that is completely different from the plan that was approved by the planning board, and they had to issue a cease and desist order on the project. A lot of applicants seem to think it isn't necessary. Enforcement is needed so that these buildings don't get halted while under construction. Georgianna asked that anyone with any suggestions contact her.

### **WEST TISBURY:**

Ginny Jones read a prepared statement which addressed bike paths and bike lanes, traffic, single source aquafir, invasive species and pests, ticks, and economic issues. We also need to find ways for islanders to find a way to make 12 months of income, rather than squeezing 12 months out of 3.

### **DISCUSSION:**

**Housing Bank:** Philippe Jordi said that Susan Feller wants to revive the housing bank bill. He said he spoke to Nantucket who are also working on creating a housing bank. Although the bill did not pass, the support was favorable. Nantucket would consider ½ percent of the purchase price of a property. He said that the timing for the proposal of a tax may be right at this point in time.

**Falmouth Planning Board:** The board said that the town's people can basically set their clocks around the boat schedule. The traffic is a problem coming from and going to the ferry. Bea Phear pointed out that the Steamship Authority is now running more boats to accommodate more traffic.

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**MINUTES:**

- The minutes of the June 20, 2016 meeting were unanimously approved as written.

●The minutes of the March, 2016 meeting were unanimously approved as written. West Tisbury board members abstained from the vote.

*The date for the next AIPB meeting will be hosted by Tisbury and the date will be scheduled in the near future.*

Meeting Adjourned at 6:45 pm

Respectfully submitted,

Jane Rossi, Administrator