

ALL ISLAND PLANNING BOARD MINUTES June 20, 2016, 5:30 PM

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

ALSO PRESENT: Sam Hart (Chilmark), Ann Wallace (Chilmark), Barry Stringfellow (MV Times), Christine Flynn (MVC), Dan Seidman (Tisbury), Brian Packish (Oak Bluffs), Peter Temple (Aquinnah), Ewell Hopkins (Oak Bluffs), Rich Osnoss (Chilmark), John Eisner (Chilmark), Lucy Morrison (Edgartown), Bo Fehl (Oak Bluffs), Cheryl Doble (Tisbury), Jo-Ann Taylor (MVC), Richard Toole (Oak Bluffs), Bill Veno (MVC), Adam Turner (MVC), Philippe Jordi (IHT), Georgianna Greenough (Edgartown), Jane Rossi

Ginny opened the meeting at 5:30.

Lagoon Legacy LLC Vote to draft a letter to the LUPC:

Ginny asked the W.T Planning Board members to consider drafting a letter to the LUPC (MV Commission) regarding the DRI referral.

Leah moved to draft the letter and Bea seconded the motion. The vote was unanimous.

ALL ISLAND PLANNING BOARD MEETING:

Ginny Jones, Chairman of the W.T. Planning Board, opened the meeting by reading a statement she drafted. A copy of the statement is attached hereto.

Tisbury: Commonwealth Compact:

Dan Seidman explained that Commonwealth Compact, which was established by Governor Baker in January of 2015, allows communities within the commonwealth to apply to Compact to help self-identify and implement best practices. The organization stresses upon regionalization. Each town would have to agree on the same 3 topics which may not be very likely. There is a lengthy list of options. The list addresses education, affordable housing, mitigation, shared services, early education, energy efficiency, etc. The organization offers technical assistance as needed. Dan suggested the boards invest some time to this so that each board can present something to their Selectmen. This is a way for us to look at the island wide situation. The expense of having multiple departments such as fire, police and EMS is very costly for the island and the tax payers.

AIPB Housing Production Plan:

Peter Temple explained that the HPP group has met 6 times and has expanded the group. However, they need more support with the process of bringing the island towns up to the required 10% available affordable housing. The group hopes to have two representatives from each town. Peter explained that the group has applied for a \$90,000.00 grant to cover the cost of hiring consultants. The consultants recently met with the group and have toured the island towns to review existing housing units and to consider future housing plans of development. He stated that the consultants are in place to gather data throughout the island. He also pointed out that the consultants have conducted over forty HPP's.

Peter said that the HPP plans to hold 3 public workshops during the fall. Each town will host all 3 workshops at various times and locations. At this point, each town should be working on

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scheduling a date to host the events. These workshops should be well attended to include planning board, Selectmen, Finance Committee and other board members as well as administrators. After the workshops are completed, a final presentation by the consultant will be presented to the Selectmen and the Planning Boards for approval, and will then be presented to the state. The consultant will be present at the November AIPB meeting.

Chilmark:

Rich Osness stated that he would like an update on the Martha's Vineyard Commission DRI Checklist. Adam Turner, MVC Director, stated that they are currently researching and coming up with some findings and recommendations, and the report of those findings, as well as the proposed revisions can be found on the MVC website. There is listing of the revisions and why they are being proposed. There will be a public hearing in July.

Richard Osness stated that he would like to see Aquinnah, Chilmark, West Tisbury and Edgartown come up with a recycling and refuse plan and felt it would be good to hold an open discussion on the subject. He said he doesn't have any pre-conceived notions at this time but he would like to get a representative from each town together for a discussion. Elwell Hopkins stated that the OB Planning Board is conducting an analysis of what is being thrown away, so perhaps the discussion could be built on top of that.

Martha's Vineyard Commission:

Christine Flynn RE: Terms and Definitions:

Christine Flynn handed out a 3 part packet and explained that in 2015 an analysis was conducted by the MVC which identified not only best practices, but by evaluated all island towns' current zoning bylaws pertaining to affordable and community housing, as well as the terms and conditions of those bylaws. She said they are currently working on this as a matter of housekeeping. There were some gaps discovered regarding terms and definitions. It seems that towns have different meanings for some of the terms and definitions. The packet defines area median income, etc. The term "affordable" tends to hold a different meaning for the public. She explained the definitions, affordable housing tools, the capped median income towns, and the standards for income thresholds. Christine said that the joint affordable housing committee will be visiting each town to discuss these uniform terms and definitions in preparation for each town to hold public hearing to incorporate the language into their zoning bylaws. The goal is to have uniform language island wide and to have this done for annual town meeting 2017.

Jo Ann Taylor RE: Drought and Wild Fire Mitigation Measures:

Jo Ann began by stating that drought and flooding are actual hazards on the island. We tend to have droughts followed by heavy rain which produces flooding. Climate change increases these threats. Many think this is something that happens in California but there have been significant fires throughout the southeast. In 1957 a fire burned 18,000 acres from Carver to Plymouth. It burned all the way to the bay where it eventually stopped. The burned area contained pitch pine and scrub oak which is what we have on the island. In the first 6 hours it burned 3 acres per minute. An area the size of our state forest would burn in 6 hours. We don't want to pretend that this can't happen here.

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The mitigation plan is 75% federal funding for the structural parts of the plan. When we get the Planning Boards together people tend to get excited by ideas. Aquinnah is planning to install fire hydrants, and Chilmark has a plan to install a holding tank. Jo Ann said she is suggesting that the planning boards ask their fire departments what plans are in place in the event of a state forest fire, for example. There is a desire to have a water pipe system run through the state forest but it can't be done because of its recreational status. That is a political obstacle that perhaps boards could remedy by contacting state officials. New areas for water supply are something that planning boards could consider for the more vulnerable areas.

Ginny pointed out that in West Tisbury, each of the public buildings has tanks and there are tanks along Old County Road. Most of them have been in place for thirty or so years. We also have a clause in our subdivision control laws pertaining to fire protections. Jo Ann stated that subdivision covenants should provide a clause that states that cedar shingles are not allowed on roofs.

West Tisbury: Accessory Apartments:

Bea stated that West Tisbury has recently changed their zoning bylaws by A) increasing the size of accessory apartments from 500 to 800 square feet, and B) to allow them to be free standing. She stated that the board had a discussion with some real estate brokers who brought to their attention that the language in our bylaws states that property that has an accessory apartment, is required to be owner occupied if either the house or the apartment, are rented. This would prohibit a seasonal owner from renting the apartment out which would remove it from the affordable housing availability list. The WT Planning Board is discussing revising the bylaw to make such a property available to seasonal and year round owners.

Edgartown: State Reform Zoning:

Georgianna Greenough pointed out that the AIPB is working on Affordable Housing. When and if we do revise our zoning bylaws, we should read through what the state is saying about these changes. It has passed the senate and will next go to the Ways and Means Committee before going to the House. She suggests that everyone read through the proposed changes because a lot of it is about building and growth and what should be done regarding affordable housing. Dan Seidmen said that a lot of the changes tend to take away the control of various town boards. It takes away a lot of what planning boards do and becomes mandated and dictated by the state which isn't always a good thing. All towns are not alike so it's interesting that it would be good for all to review what MMA has written. It is a 600 page report that is being push through. . Georgianna said there are some heavy lobbyists that are against it and developers and real estate agents seem to not like it either.

Side Note:

Ginny Jones wanted to point out to the group that one of the powers of the island planning boards is that we have a duty and responsibility to protect our stone walls and shade trees on our scenic roads. Before removal of trees or altering of stone walls can take place, it has to be approved by the planning board. Georgianna said they have recently had an issue with Eversource. They have been cutting down trees the B2 district. According to the Edgartown Highway Superintendent, Eversource owns within a 10 foot

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radius of the pole and the wires and that is why they almost cut into a brand new structure while trimming an old and beautiful shade tree.

Oak Bluffs: Master Plan:

Brian Packish stated that the OB Planning Board is in the process of updating their master plan and are currently exploring the options. He said his board has review each of the towns plans. Elwell stated that they have spoken with a few consultants regarding procedure in order to facilitate a process. They want to make sure the townspeople of Oak Bluffs provide their input, and they are working to create momentum. They are working to secure funding, look for resources, experience, etc... Ewell Hopkins said they are clearly looking for some input. He said they are working to facilitate a plan with the townspeople. Many people in the room pointed out that their master plans are outdated.

General Discussion:

●Bill Veno said he wanted to point out that there are some funds available through Complete Street. He said there is a process involved in order to become eligible for funding where a town has to develop a policy with the organization. He said he would send around the information.

Dan Seidman said the complete streets seminar explained the application process. There is up to \$50,000.00 available to hire a consultant, and up to \$400,000.00 available for design and construction if a town chooses to utilize the application process, and complete streets takes into account what make the best sense for a particular community. Dan said it's a good process.

The date for the next AIPB meeting was set for September 26, 2016 and will be hosted by the West Tisbury Planning Board.

Meeting Adjourned at 6:45 pm

Respectfully submitted,

Jane Rossi, Administrator