



OAK BLUFFS PLANNING BOARD

Meeting Minutes

JANUARY 24, 2019

5:00 p.m. at Oak Bluffs Fire Station, 6 Firehouse Lane, First Floor Kitchen

Members in Attendance: Ewell Hopkins, Mark Crossland, JoJo Lambert, Erik Albert

Members Absent:

Staff in Attendance: Kim Leaird (*Administrator*)

Attendees: Charles Gilstead S.E.G., Elio Silva, Richard Toole

Chairperson Hopkins opened the meeting at 5:02 p.m.

Helen's Way Release of Lots from Form F Covenant

Charles Gilstead representing for Michael Debettencourt. Release of lots on Helen's Way (Map 16, Parcels 177-14 and 177-15).

The Planning Board approved a Form C back in 1999 and imposed conditions on Form F covenant for construction of road and utilities. Applicant seeks to release the lots from the Form F. The Fire Chief also took a look at the road and did not see any issues.

Member Albert made motion to approve the release of lots, Member Crossland seconded. All were in favor. Motion passed 4-0.

Administrator will draft a Form O release and send to Charles Gilstead when completed and signed.

Exploratory Discussion with Elio Silva re: commercial development on Edgartown-VH Road

Chairperson Hopkins told board members that he has had a few conversations with Elio Silva around development in this area from Schoolhouse Lane, Community Services' campus and Island Elderly Housing behind them as well as the YMCA, the ice arena, and the seven acres east of the arena that the Town owns. He said he thought Elio should come in and share his ideas and plans.

Directly east of the seven-acre property that the Town owns, Elio is looking into acquiring four adjacent lots that equal 8-acres and he said he has a vision for its development. He owns Vineyard Grocer in Vineyard Haven, has been looking for a new place for a grocery store and has helped build houses for Habitat for Humanity. In addition to a grocery store with workforce housing above it, he would also like to develop year-round housing to accommodate more of our year-round workforce (teachers, for ex.).

Elio said he is not a fan of Affordable Housing because it leaves a lot of people out (due to income requirements). His idea is to build 50-70 housing units / apartments and he has a couple of investors backing him. He does not want to compete with the downtown and while he may compete with Cronigs and Stop and Shop, his grocery store is more of a health-food store. He does not see it as competition with Reliable Market.

Chairperson Hopkins said the 1998 Master Plan did not want to commercialize this area because it would compete with the downtown but we have not heard same from the current Master Plan process. If it were to be re-zoned, it would be a long process -- we would probably be looking at 2020.

Member Lambert asked how he would choose who gets to live there. Elio said some would be affordable thru DCRHA and some units would be rented or sold -- not known yet. He sees year-round tenants living there such as teachers or workers from Community Services.

Member Crossland asked about his timeline and was told 1-3 years.

Member Albert said we've talked about a B-3 designation for that area -- There is some degree of commercial going on there now but he thinks the new zoning designation.

Chairperson Hopkins said we have to see what the Master Plan committee brings to the Planning Board -- there are a lot of nonprofits in that area, but anything we can do as a board that attracts money to the town and understand what private money wants to do, the better. The answer isn't always subsidizing initiatives. This is a legitimate conversation to have. He also said that the region is abutted by private homes and he is interested in hearing from the neighbors as well.

Someone mentioned Mahoney's -- and Member Crossland said that was his property and he started in 1985. He subdivided it into 13 lots and had a lot of resistance from selectmen.

Richard Toole asked about the boundaries and wastewater considerations for Elio's idea -- he said their plan would be to have their own plant. Area in the Edgartown Vineyard Haven corridor is roughly from Old County Rd. to Goodales.

Chairperson Hopkins said there is a lot going on right now in this corridor and that none of the entities are talking to each other and none can afford to do a footprint without doing so. Elio said he wants to make sure that it's working in synergy with the abutting properties.

Discussion about Solar Bylaw

There was discussion about the Green Communities designation. Richard Toole said that West Tisbury and Tisbury are currently green communities and the goal is to make each town a green community. One of the main reasons we should is because there is a lot of grant money from the state.

The Town's current solar bylaw does not meet the criteria for the designation. The Town must designate one area where a private entity could come in and build a 225 solar panel, maybe the landfill will fill that need. A lot of towns designate their landfill.

Chairperson Hopkins said maybe looking for an overlay district where solar COULD be built, not to say that it would be. Landfill is easy but he said he would like a subcommittee to look at other areas: Goodales dump, hospital, 7 acres behind state police barracks, Tradewinds well behind near the school, etc.

Chairperson's Correspondence

A letter from Island Elderly Housing -- They were very disappointed with the lack of collaboration with MVCS who as recently as last week was talking about clearing the northern tip for parking and they did not discuss this with their neighbors. IEH has a lot of frail residents and MVCS plans will affect them. He

and Erik told them they would like to see a non-vehicular plan ... Ewell said this is another example and Ewell picked up phone and called the YMCA. There is under-utilized land behind arena cleared of buses not being used, permeable that he suggested MVCS lease as a satellite parking lot and do an overhang to go behind the YMCA ... everyone is only thinking about their own footprint.

Discussion because when each is done with the Commission, they need to come to the Planning Board. Richard said there's no reason Planning Boards shouldn't speak up early in the process.

Subcommittee Appointments

Discussion about sharing the number of Planning Board appointments.

- Chairperson Hopkins said that he would finish up Community Preservation Committee (CPA) for 2019 but would like to pass this to another board member. The Master Plan will be done in April then dissolved. He will also stay on the Land Bank Advisory Board.
- Member Crossland will sit on Roads and Byways as well as the Capital Program Committee in addition to Affordable Housing
- Member Lambert sits on the Sign committee.
- Member Albert will take over and sit on the Bike Committee in addition to Copeland and Flood Plain Site Plan Review committees.

A 5th Planning Board would help relieve these appointments.

Board Updates

JoJo Lambert – A woman who was invoiced for past parking mitigation fees came to complain. The Town recently sent out invoices for current year as well as past due.

Mark Crossland – Waiting to hear re affordable housing and 32 acres.

Erik Albert – Going out of the country February 1-18 and the will be in Utah February 21 through April 7 and will call in for meetings.

Ewell Hopkins – Abe Seiman wrote a letter and complained that the process for appointing a member has been politicized and they just don't want him on it. The Planning Board had sent to the Board of Selectmen three candidates but the BoS Chair is requiring additional due diligence.

He said also that he was working on the Administrator's evaluation and will continue to do so unless anyone else objects.

Adjourn

Member Albert made a motion to adjourn, Member Crossland seconded. Meeting was adjourned at 6:19 p.m.

Minutes approved February 14, 2019

Documents on File

- Agenda, board packet, sign-in sheet