



OAK BLUFFS PLANNING BOARD

Meeting Minutes

MARCH 12, 2020

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

Members in Attendance: Ewell Hopkins, Erik Albert (via phone), JoJo Lambert, Bill Cleary, Mark Crossland

Members Absent:

Staff in Attendance: Kim Leaird (*Administrator*)

Attendees: Michael Taus, Terry Donahue, Joe Mikos, Kathryn Shertzer, Ryan Ruley, Samantha Burns, Janet Packer, Meaghan Morris, Kristin Pucino Gibson, Jeremy Light, Richard Bennett, Bo Fehl, Donald Herman, Mary Breslauer, Sara Dingley, Louis Paciello, Chris Huntress, Matt D'Andrea, Peter Sumners, Richie Smith, Joe Sullivan, Kimberly Kirk, Kris O'Brien, Yvette Turner, Joe Schroeder

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

Attendee Joe Mikos informed the Administrator and Chairperson that he would be recording and live-streaming the meeting.

Approval of Minutes

Member Cleary made a motion to approve the February 13, 2020 meeting minutes, Member Lambert seconded. Roll call vote was taken. Member Crossland abstained. Motion passed 4-0-1

Sign Sunset Lake Decision

Members Lambert, Cleary and Hopkins signed Sunset Lake Decision. Member Crossland had not been present when decision was voted upon.

Update on Comprehensive Bylaw Review Warrant Article

Discussion about revising warrant article to ask for half of needed funding this year, and the other half next year in 2021.

MVRHS Athletic Fields Improvements Application

Chairperson Hopkins spoke about the process and overview / recommendation for concurrent meetings and hearings while the MV Commission conducts DRI 352-M4 High School Athletic Fields

After consulting with town attorney, he decided to refer the application to the Commission in order to not hinder their review. While the Commission has the referral, he recommended that the Planning Board hold concurrent hearings. In addition to jumpstarting the Planning Board's review, it will help inform the Commission. Their authority was brought into question at the last meeting after applicant invoked the Dover Amendment. Has been advised to support the Commission's work. What is not answered at the

Commission will be brought back and then the Planning Board will address. He turned floor over to applicant.

Assistant Superintendent Richie Smith introduced the team, Chris Huntress, Matt D'Andrea, Peter Sumners, Joe Sullivan, Kris O'Brien, and Kim Kirk (High School committee chair). Richie said:

- Project has been a long process informed by years of debate and independent analysis of our needs and grounded in player safety
- Looking to prioritize durable athletic fields
- The existing field has been deteriorating over 20 years
- They've put work into it but it's at end of its useful life
- The district is committed to healthy activities for students — 68% of students use outside campus for a multitude of sports.
- In addition, the island's junior high and local schools use campus as well.

Richie thanked the Planning Board and said they welcome an open review. He then turned floor over to project's designer, **Chris Huntress**, to detail application.

Huntress provided a 20-minute slide show of scope and scale of track project, including existing conditions and offered to do a deep dive into any area the Planning Board might be interested in. Engaged to do more thorough engineering plan. (on file)

- Presentation included pictures of up close field conditions that have no accessible walkway to the area.
- A loss of 12 parking spaces was noted, designed to accommodate 2 buses ability to drop off and turn around
- 400 meter track will be made shorter and wider – but still 400 meters.
- Discussed field house (first floor same elevation as track); men and women, home and away locker rooms; concession stand; and bathrooms.
- Exits go under the grandstand, track events along the perimeter.
- Layout and material plan, grading and drainage plan, overflow for a 100 year storm event
- Tested soil, went down 10 feet and did not find any evidence of water
- Construction details — soccer, lacrosse, all the fields will be MIAA compliant
- Touched on lighting — ornamental lights that work way around site, so that when people leaving it lights way, curb cuts, accessible. Showed poles, new LED fixtures are 40% more efficient than existing... POST presentation.
- Grandstand details with accessibility
- Press box, elevator lift

Field number two will have minor re-grading with drainage system daylighting it out, not really changing grade significantly — needs more silts to make it more able to drain.

Chris Huntress outlined their understanding of the Site Plan review process, next steps, and outlined a proposed schedule of hearings based on what is known to date.

Chairperson Hopkins said they would not be working under just Site Plan Review criteria. He polled board and asked each about issues they thought important.

Member Cleary said he's interested in groundwater and fire protection — no matter whether grass or turf, those are issues of concern.

Member Lambert said she had concerns about the materials used, injuries and that she hears turf gets extremely hot.

Member Crossland said he is concerned about landscaping, screening of road, caliper of trees they're planning to take out, as well as drainage issues.

Chairperson Hopkins said there were six areas of concern for him:

- 1) Overall campus abutting Edgartown-Vineyard Haven including impact on pedestrian safety;
- 2) Environmental performance including use of Low Impact Development techniques;
- 3) Town department review, to include Board of Health, Wastewater, Building, Water, FinCom, ConCom (for guidance) and Fire & Law enforcement;
- 4) State Forest Department, abutter to south, including how plan informs long and short-term vision;
- 5) Dukes County & FAA, input in terms of flight path approach;
- 6) Impact of future phases on land use and applicant's fiscal ability to complete and maintain project proposal

Chairperson Hopkins said that they would draft questions for applicant. Member Cleary asked if it would be repetitive to what Commission does and Chairperson Hopkins said he would hope so.

Attorney for the school district stated that these issues should not be conducted in front of the Planning Board, only in front of the Martha's Vineyard Commission.

School Committee Chair **Kimberly Kirk** asked what statutory authority the Planning Board had to claim authority. Chairperson Hopkins said he had answered that in his letter to the Commission [upon referring application as a DRI].

Janet Packer asked if the last paragraph to which he referred could be read.

"I understand that the MVC, in conducting DRI review, normally solicits input from municipalities. There is nothing in the Martha's Vineyard Commission Act or in Chapter 40A, of which I am aware, that limits the Planning Board's authority to hold concurrent meetings/hearings while the MVC conducts their review. In this context, the Board is not limited in its authority set out under Section 10.4 of the zoning by-law, as modified by the Dover Amendment."

Ryan Ruley first stated he was running for selectman and then said he thought it was tying up resources in town and an ongoing trend of inserting our own personal feelings into project. He said he had seen many letters on letterhead with concerns about project. He questioned rest of board members about how each felt because he only hears from the Chairperson.

Chairperson Hopkins spoke at length about having had the application for over a month and the Board had done research and formulated concerns as a board and individually.

Member Lambert said she would like more information.

Member Cleary commented that this was the first presentation and asked if there was a Master Plan for all of the High School's leased properties and Superintendent D'Andrea said there was not.

Member Crossland said there are five projects.

Kim Kirk, said they filed a site plan review on the high school and now hearing that Planning Board wants them to address the entire area, asked how they would handle duplication.

School district's attorney strongly disagreed with Planning Board's position that they can hold concurrent hearings and have failed to describe their authority. This should be a site plan review.

Meaghan Morris wanted to know if the other three members agreed with Chairperson Hopkins.

Richard Toole, MVC commissioner, said all he knows is that once you refer, the Planning Board process stops.

Member Cleary said he had not spoken to the Town Attorney himself, but trusted the chairperson and process. He asked if Planning Board and Commission could maybe do together.

Member Albert said applicant does not want this and should let Commission process [play out].

Discussion followed about ramifications – requiring applicant to come down to MV multiple times, redundancy when putting agenda together, etc.

Board Updates

Mark Crossland — Affordable Housing committee has invited Planning Board and Board of Selectmen to presentation next Tuesday for different potential sites.

JoJo Lambert mentioned she went to MV Builders Association meeting.

Bill Cleary said they had the second Green Community input session on March 5th and found there were a lot of myths about how this works. There will be a hearing on the proposed solar bylaw amendments needed to secure Green Community status at the March 26 Planning Board meeting.

Ewell Hopkins went through board packet and correspondence. Potential buyers of Lagoon Ridge subdivision are discussing with respective counsel the language needed in order to have new hearings on the application. Special permit was granted in April of 2018.

A Dukes County Ave., property adjacent to Sea Smoke will be changing hands soon and may have a significant application in front of the Board soon.

MV Youth Lacrosse – Joe Mikos, President, Request for Meeting Agenda Time

Joe Mikos, president of MV Youth Lacrosse and father of three addressed the Planning Board. He said their biggest concern is that they feel they are not being treated like other applications in front of this board. He read a letter on behalf of MV Youth Lacrosse and stated his belief that the chairperson was biased and should recuse. He felt all letters were not being fairly posted to represent both pro and against synthetic turf.

Adjourn

Member Cleary made a motion to adjourn and Member Lambert seconded. Meeting was adjourned at 6:45 p.m.

Minutes approved March 26, 2020

Documents on File: *Agenda; Board packet; Sign In Sheet; Huntress presentation*