



OAK BLUFFS PLANNING BOARD

Meeting Minutes

THURSDAY, MARCH 25, 2021

5:00 p.m. | Virtual Zoom Meeting

Members in Attendance: Ewell Hopkins, Bill Cleary, Mark Crossland, JoJo Lambert

Members Absent: Erik Albert

Staff in Attendance: Kim Leaird (*Administrator*)

Attendees: Peter Gearhart, Richard Toole, Greg Monka

Chairperson Hopkins opened the meeting at 5:01 p.m.

Approval of Minutes

Member Cleary made a motion to approve the minutes from February 25, 2021. Member Lambert seconded. Motion passed, 3-0.

Streetscape Update

Member Lambert said there was a lot of discussion and it was well attended. Topics discussed:

- Placing a speed bump at the post office to slow traffic
- A sidewalk on Ale? (can't find name)
- Healy Square and the trees. Mark Crossland is going to work with them on the boxes, etc.
- Duncan Ross concerned about memorial benches that are there should not be replaced.
- Sidewalk and crosswalks at end of Main near Vineyard Vines; trucks coming up and taking turn too quickly.
- Loading zone near harbor and near Giordano's
- Diagonal vs parallel parking.
- Bike rack in Harford Park near Erik.
- Reliable Market has a petition community members are signing against parallel parking.

Chairperson Hopkins asked if it was fair to say they are tweaking aspects of plan. Member Cleary said his impression was there will be more fine tuning to the plan. Member Lambert said they had one more public forum on April 5. Once the Select Board approves the plan, the Planning Board's involvement will end.

[Mark Crossland arrived at 5:11pm]

Public Hearing: As-Of-Right Zoning Allowing Use of Large-Scale, Ground Mounted Solar Photovoltaic Installations

*In accordance with the provisions of M.G.L. Chapter 41, Section 81-Q, and Chapter 40A, Section 11, the Planning Board will hold a remote public hearing on **Thursday, March 25, 2021, at 5:00 p.m.** via Zoom,*

for discussion to amend **Section 12.0 Solar Energy Systems** to include **Use of Large-Scale Ground-Mounted Solar Photovoltaic Installations** (Site Specific to the Oak Bluffs Landfill), as the town seeks **Green Community Designation**. This bylaw proposal will be considered on the 2021 Annual Town Meeting Warrant on April 13, 2021. A copy of the proposed bylaw is on file with the Planning Board and is available online on the Town of Oak Bluffs' Planning Board page: www.oakbluffsma.gov

Two earlier public hearings were held on March 26, 2020 and October 22, 2020. Notice was published in the March 4 and March 11, 2021 editions of the *Martha's Vineyard Times* newspaper. The Planning Board had voted unanimously in both prior hearings to recommend the amendments to Town Meeting.

Member Bill Cleary made a motion to recommend to [May 15, 2021] Town Meeting the final component of the Green Designation requirements — these bylaw amendments — as well as all four criteria necessary for ratification by town meeting. Member JoJo Lambert seconded the motion. A roll call vote was taken and all were in favor, 4-0.

Chair Announcement of Upcoming Land Use Applications

- 114-116 Dukes County Ave.
- Island Elderly Housing, Aidylberg III

114-116 Dukes County Ave. On agenda because a special permit vs. site plan review invokes significant scrutiny and he believes these two will require Commission referral. The applicants for 114-116 Dukes County Ave. rescinded their application just before the meeting. It had been noticed for April 8 but that is canceled. Those costs are still incurred and we will look to return what hasn't yet been spent. The address abuts another property at 112 Dukes County Ave. where other activity

Island Elderly Housing, Aidylberg III. Will be noticed for a April 22, 2021, public hearing. Application will be posted online. Greg Monka was present from IEH and said he is director of maintenance for IEH. They have Woodside and Aidylberg I and II campus. They are excited to be able to add to the Housing Production Plan and add five more affordable units to island elderly.

All Island Planning Board Retreat Update

Five of the six towns were represented at an all day retreat. Chairperson Hopkins said it was time very well spent and helpful to understand:

- Each town's role within their town, how they perceive their responsibility and authority as it pertained to the Select board, the Finance Committee, etc.
- Each town's priorities and their perception of their relationship with the Martha's Vineyard Commission.
- Protection of the environment is a universal concern.
- Each town has the burden of providing different essential services to the rest of the island; Oak Bluffs is not alone with that.
- We need to put together a laundry list of what those needs are island-wide: Who is providing them and how we can support each other.

Member Cleary said he agreed, that each town provides essential services island-wide. He enjoyed putting names to faces and thought all came together in a collaborative spirit. Member Lambert agreed as well and said she enjoyed the whole day, everyone had a lot to say and appreciated the break out groups, taking about the ponds, energy, the MVC. She said she hoped those types of meetings could continue.

Member Crossland agreed but said that Lucy and Doug Finn had brought up an online tool that they developed in Edgartown where you could look up an address and see the special permits on it. Take GIS overlays and bring up all permits and approvals pending so you could see a history of the lot. Chairperson Hopkins said he'd talk with Kim.

Referral of Eversource Application Update

Chairperson Hopkins said the town negotiated a memorandum of understanding and they were issued a zoning exemption from the Department of Public Utilities; a 78 page document referred to the Commission and there has been no update. They reached out to Alex Elvin but only heard that they were waiting for some final sign-off from the fire chiefs. This has been languishing for quite a while now, it's been over a year. There is not more of an update so this topic was tabled.

Board Updates

Mark Crossland: A second community forum on the Southern Tier housing site has been scheduled for April 15 [14].

Bill Cleary: Will now have the two articles on the Town Warrant and hopefully move to Green Community status. They met with Cape Light Compact and because of the delay will need to change the base year used for Energy Reduction plan from 2018 to 2020 which should not make too much of a difference. He said he had volunteered to be liaison to Energy committee from a committee made up from members from the Town – Wendy Brough, Richie, shellfish constable, others re conservation, etc.

Ewell Hopkins: Correspondence re 3 Uncas Ave. This 40B was approved from MassHousing but they have not heard any more from the applicant who has two years from date of approval to submit an application to the ZBA.

Member Cleary asked about the Floodplain overlay bylaw outlined in a letter from Liz Durkee at the Commission. He thought it might be beneficial to have Barnstable County Floodplain Specialist Shannon Hulst come give a presentation to Planning Board. Chair Hopkins said there is a bylaw subcommittee made up of Member Lambert and Crossland and they should meet to discuss. In addition there is a warrant around bylaws, securing funding to view the bylaws in their entirety. It may make sense to look at things individually. Regardless, he said he'd put zoning reform on next meeting agenda to give Members Crossland and Lambert time to regroup and give them time to let us know what they are thinking.

Richard Toole asked about the Salt Water Marsh DCPC that Liz had started before going to the Commission. Chair Hopkins said that discussion is still at the MVC and that Members Lambert and Cleary were involved. Member Cleary said that Liz had located a funding source to move it forward. Chair Hopkins said he had also discussed with Joan Hughes from ConCom but someone will need to sponsor this at the town level.

Adjourn

Member Crossland made a motion to adjourn. Member Lambert seconded. All were in favor.

Meeting was adjourned at 5:48 p.m.

Minutes approved April 22, 2021

Documents on File: *Agenda; Board packet; zoom video*