



OAK BLUFFS PLANNING BOARD

Meeting Minutes

MARCH 28, 2019

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

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

Members Absent:

Staff in Attendance: Kim Leaird (*Administrator*)

Attendees: Bill Cleary

Chairperson Hopkins opened the meeting at 5:07 p.m.

Approval of Minutes - February 28, 2019

Member Crossland said he was still waiting to hear from Faren Worthington on what she found out on the zoning changes in Edgartown [post that meeting] and if it's applicable to Oak Bluffs. He made a motion to accept the February 28, 2019, meeting minutes as written. Member Lambert seconded. All were in favor. Motion passed 4-0.

Public Hearing on Amending Section 10.4.2 of the Oak Bluffs Bylaw Governing Site Plan Review Exemptions -

Chairperson Hopkins read the notice into the record: "*Pursuant to G.L. c. 40A, s. 5, the Planning Board will hold a public hearing on amending Section 10.4.2 governing Site Plan Review exemptions by deleting in its entirety Section 10.4.2(1), which states that any project governed by Section 9.0 (regulations governing Districts of Critical Planning Concern) are exempt from site plan review and, further, to change the numbering of Section 10.4.2(2) to Section 10.4.2(1) to account for the deletion of subsection 1. This amendment clarifies that all projects, even if governed by DCPC regulations, are subject to site plan review before the Planning Board.*"

Chairperson Hopkins asked if there was anyone present who wanted to speak in favor of the amendment. There was none. He asked if anyone wanted to speak in opposition of the amendment and there was none. There were no questions. Member Lambert made a motion to adopt the amendment and send the bylaw amendment to the floor of Town Meeting for the voters to decide. Member Crossland seconded. A roll call vote was taken and all were in favor. Motion passed unanimously 4-0.

Discussion and potential vote of Planning Board position on relevant Housing Bank Warrant articles 33 and 34

Chairperson Hopkins said he had drafted a position letter for each board member to consider and explained his position. After he read it, Member Lambert said she wanted to understand it better as members of the community have approached her about the necessity of it passing.

Chairperson Hopkins said he did not think there was any benefit to joining a regional housing bank, as we already have a local housing bank. He said that the idea of taking money off the top [of the rental tax] and not giving the FinComm the chance to determine the town's priorities was not a good thing to do. He also said that what each town would contribute to the fund would not be equal -- Chilmark does not have an occupancy tax for example and would not be contributing as much as other island towns. In addition, the proposed regional housing bank would have \$500,000 to \$800,000 in overhead expenses before a drop even goes to housing.

Further, he said that the town needs to determine priorities and that there are many things to consider around housing and that is best left at the town level. Discussion followed about merits of keeping housing local. Member Lambert asked about the Island Housing Trust and working with Philippe Jordi [after his appearance in front of Planning Board on Feb. 28]. Chairperson Hopkins said that of course the Town could still work with him on future projects.

Member Crossland said that in the next year and a half he believes a lot will be happening with affordable housing. Bill Cleary asked if the Town really was able to handle this. Chairperson Hopkins said the money is there. If you're trying to use CPC funds, then yes -- the money is not there. Best route is to use municipal funds to attract private funds -- make it enticing enough to bring private money investment in the community. If Oak Bluffs earmarked an area where it felt 50-60 units were acceptable, and they offered land incentives they would have more bidders than they'd know what to do with. The question is do we want that? We don't need the other island towns to do that.

Oak Bluffs does have money but they should use municipal funds to bring in private money. The town needs a dedicated administrator to focus on Affordable Housing and should be spending less than \$80k to finalize components for Housing to look at the types of housing Town needs to do. Decisions need to be made locally.

Member Albert said they need to figure out sewerage is all.

Member Crossland made a motion to accept the draft letter as written. Member Lambert seconded. All were in favor -- motion passed 4-0.

Board Updates

Ewell Hopkins – Let board members that the Master Plan subcommittee has completed their work and voted to send it to the Planning Board after a 13-month process. They most likely will present to the board at the [April 25] Planning Board meeting. They may need two meetings, but would remain to be seen.

Other correspondence he shared was a letter he shared with the Commission about Ewell also spoke of state and federal fire codes and low-impact development techniques, access and emergency access. He said they should shift whole project to the west slightly enough to give geographical and geometrical changes. We may ask for a bond from applicant and do the work ourselves.

Member Crossland left the meeting at 5:30.

JoJo Lambert – Updated on her attendance at the Bike committee and New York Ave., the drawbridge, and coming from the hospital to connect with County Rd. She said the chief was there from Vineyard Haven, a woman from West Tisbury, someone from Edgartown. The discussion centered around

dangerous areas -- they want to put up more signs. She said it is challenging to share the path with pedestrians.

Adjourn

Meeting was adjourned by Chairperson Hopkins at 5:34 p.m.

Minutes approved April 25, 2019

Documents on File

- Agenda
- Board packet
- Sign In Sheet