



OAK BLUFFS PLANNING BOARD

Meeting Minutes

THURSDAY, JUNE 24, 2021

5:00 p.m. | Virtual Zoom Meeting

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

Members Absent: Erik Albert

Staff in Attendance: Kim Leaird (*Administrator*)

Attendees: Simon Shapiro, Mark Leonard, Richard DeWitt

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

Approval of Minutes

Member Lambert made a motion to approve the June 10, 2021, meeting minutes. Chair Hopkins seconded. A roll call vote was taken and motion passed 3-0-1 (Member Mark Crossland abstained)

Southern Tier Housing RFP Project

Richard Leonard, chair of the Affordable Housing committee gave an update on the RFP for affordable housing at the Southern Tier site. It is in the process of being released. Wendy Brough remains the point person. Important dates around the RFP timeline will be posted on the website tomorrow and to the public by 6/30. On July 21 there will be a site visit for prospect developers. Written questions are due by August 11. Final responses are due by August 31. They will be setting up the RFP Evaluation committee to make sure the responses meet the standards set up.

MassDOT Shared Winter Streets and Spaces grant: MV Skate Park / VTA Bus Stop update

Chair Hopkins gave an update on the work at MV Skate Park / VTA bus stop. Invoices are continuing to come in for work completed and there remains a close-out survey and an accounting of funds. He said he is very proud of the work completed there.

Discussion of Zoning Reform Review

Discussion about how and when the zoning reform committee can pick up this work to move forward. Members Lambert and Crossland said the summer is too busy to focus on this and thought they should target and October 1 start date. Chair Hopkins spoke about the discussions had at the All Island Planning Board group meetings and that it might be a good idea to confer with them about ways in which other town bylaws could help inform ours. He said that Edgartown had just passed a new bylaw that gave their Planning Board more control over certain applications. There was also one in Tisbury that might be worth studying. Member Cleary asked if we could use some of the money voted on at town meeting for zoning review to help with this effort. Chair Hopkins said it was just conceptual right now.

Land Bank Town Advisory Board (TAB) update

Chair Hopkins gave a broad update on the work of the Land Bank Advisory Board and the land purchases approved. He said he was unable to name them specifically until the purchases were made public but that there were significant purchases in Oak Bluffs.

Beach Road Shared Use Path (SUP) update

After last meeting, Chair Hopkins and Kim did some research and found that several people at the town were involved from the very beginning – specifically former town administrator Bob Whritenour and a former selectman. While he felt there were still some “gray areas” around the project, the Conservation Commission has signed off on it so any questions the Planning Board would have been addressed with this approval.

Simon Shapiro said the Planning Board might want to do some catch-up with Wendy Brough who has been involved from the beginning.

Board Updates

Bill Cleary: They’ve received the final draft of the energy production plan. The fuel efficiency policy still needs to go in front of the school committee.

Ewell Hopkins: Amy Billings had emailed again about Streetscape with questions about the Planning Board’s role and authority. He reiterated that there is a distinction between a “project” and the Streetscape vision.

Adjourn

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

Meeting was adjourned at 6:24 p.m.

Minutes approved July 8, 2021

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