



OAK BLUFFS PLANNING BOARD

Meeting Minutes

THURSDAY, JUNE 25, 2020

5:00 p.m. | Virtual Zoom Meeting

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

Members Absent:

Staff in Attendance: Kim Leaird (*Administrator*)

Attendees: Dan Doyle, Christine Flynn, Lou Rogers, Amy Billings, Phil Cordella, Joe Sullivan

Chairperson Hopkins opened the meeting at 5:00 p.m.

Approval of Minutes

Member B. Cleary made a motion to accept the June 11 minutes as written. Member E. Albert seconded. A roll call vote was taken and all were in favor.

Site Suitability Tool Presentation (Dan Doyle, MV Commission)

Dan Doyle said the platform that hosts the Site Suitability Tool was down so he was unable to give a live demonstration. Instead he walked through a description of how it works.

The Tool was developed as a way to apply different criteria to a site when evaluating it for affordable housing Things like zoning density, number of bedrooms allowed, assessed value, overlay zone or historical district, watershed, near public transit or on sewer, etc.

Update from the CWMP Presentation Meeting (Erik Albert)

Member Albert was not able to locate the presentation. Discussion followed from Planning Board members about their concerns.

- Bill Cleary: Was it comprehensive enough? His impression is that when it comes to Smart Growth and conservation measures, not all factors are currently being weighed. He agreed that public outreach is key.
- Ewell Hopkins: Sewering is not the only tech — what else are they looking at? This is a very impactful issue affecting the tax rate. Wastewater has a huge impact on the entire town, it is important to facilitate a conversation in the community. Do they want to take Tradewinds and give them the ability to add bedrooms? What about Pennsylvania and Alpine. What is goal — public forum and survey. There is also an undefined zone between Barnes and the Southern Tier — what about a sewer system over there?

- JoJo Lambert: Sewering and the health of the ponds is of the most importance. Disappointed in shellfish, no more scallops. Growth means more nitrogen in ponds. Ewell said we could sewer around ponds and get nitrogen away as a priority. But the conversation needs to be in the public, not made in the shadows by just a few people.

Discussion of Streetscape Plan post-town meeting funding approval (Erik Albert)

Members Hopkins and Albert are the only two current Planning Board members who went through Streetscape process. Approximately 35-40% finished. June Town meeting gave Streetscape \$2,774,000 *“to pay costs of replacing sidewalks and public infrastructure in the Circuit Avenue, Healey Square, Kennebec Avenue business district and Lake Avenue parking in conjunction with the Town’s Streetscape Master Planning Process, including final design and specifications and for the payment of all other costs incidental and related”*.

Chairperson Hopkins said ownership is key. Planning Board will play a major role moving forward.

Discussion about next steps. *Member Lambert volunteered to join Member Erik Albert. They will liaison with the Board of Selectmen and other boards to move forward. Outreach necessary to see if former Streetscape members want to come back.* Amy Billings said she wants to also be involved again — she expressed concerns about current plans on where they propose to widen sidewalks (at one end but not the other), and that in her opinion safety is a priority of “pretty”.

Dan Doyle asked if any of the allocated money might go into Wayfinding, the bridge and shared use path. Also said that the MVC can help with any other analytical work (like taking it forward from County Road in a Phase 2).

Zoning Reform subcommittee discussion (Mark Crossland)

Discussion followed about where the committee was after the warrant for a consultant to look at the entirety of the bylaws was postponed from June town meeting. It will be moved to November. Member Crossland felt the committee had finished its work on 3.4, 4.4 and the discrepancies between 1928/1948 versions of bylaws and thought they should see what other bylaw work they could do. Member Cleary and Chairperson Hopkins thought more public outreach was important to the process, and that not enough had happened yet.

Member Lambert thought that overhauling zoning takes a long time and that paying a consultant to come in would be costly. Chairperson Hopkins said the reasoning for a consultant was to ensure that the whole document is informed. If you alter a bylaw in one place you must make sure it doesn’t have unintended consequences in another.

Member Albert said he would like to look at all [in entirety] but thought the committee could address technical issues such as the 1928 vs. 1948 issue.

Chairperson Hopkins said there are a lot of areas to be addressed by zoning. For example, the Southern Tier is zoned residential and yet the area is not at all residential with Community Services, the YMCA, high school, et. al.. In addition, the Bylaws do not address environmental stewardship.

Next steps: *Member Crossland and Lambert will develop surveys and do outreach this summer to take advantage of seasonal residents here.*

Public Comment

Christine Flynn said she was excited about Streetscape funding and extended congratulations to the Town of Oak Bluffs. She also said she was glad to hear the town planned to pursue a consultant for the town's bylaws. In addition, the MVC did a survey on the impact of Covid-19 and said she'd send it around if anyone would like to read it. She also said there are a lot of funding opportunities for Covid-19 grants and is happy to assist as needed.

Board Updates

Bill Cleary: The Green Community subcommittee met on June 26. He said he would also participate in the Commission's second climate action zoom. He said the biggest challenge facing them is how to get all of the towns together.

JoJo Lambert: None

Mark Crossland: None

Erik Albert: Attended the West Tisbury town meeting and spoke up about the beach policy (restricted to only WT town residents).

Ewell Hopkins: Spoke to secession. Next meeting there would be election for chair and vice chair and he would like to be considered for another year.

He went through correspondence in the board packet. It included:

- Ongoing development and an update from Community Services re: Village Road.
- Update on corner of Eastville and County Rd.
- Phillips Hardware update — will be coming back in front of the board with modifications to its special permit
- ZBA approval of solar facility at the capped landfill
- 35 Circuit Ave. — what they were permitted to do and what they were doing that is out of compliance. Will be in front of Wastewater and PB for at least parking.
- High school / staff applicant meeting correspondence.

Adjourn

Member Albert made a motion to adjourn. A roll call vote was taken and the meeting was adjourned at 7:00 p.m.

Minutes approved July 9, 2020

Documents on File: *Agenda; board packet*