



OAK BLUFFS PLANNING BOARD

Meeting Minutes

THURSDAY, AUGUST 27, 2020

5:00 p.m. | Virtual Zoom Meeting

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

Members Absent: Mark Crossland, Erik Albert

Staff in Attendance: Kim Leaird (*Administrator*)

Attendees: Perry Patterson, Simon Shapiro, George Sourati, Mark Leonard, Donalexander Goss, Dan Doyle (MVC), Bill Veno (MVC), Christine Flynn (MVC),

Chairperson Hopkins opened the meeting at 5:02 p.m. Declared a quorum of three.

111 New York Ave. (Map 4, Parcels 76, 76.1, 76.2) | Claudette Niles Robinson ANR Application

George Sourati representing. Plan is a consolidation of lots into two conforming lots with the removal of a fence. Member Lambert asked about the existing tennis courts. George said one would be removed. Member Cleary made a motion to approve the ANR and Member Lambert seconded. A roll call vote was taken and motion passed 3-0.

Site Suitability Tool presentation

Dan Doyle, from the Martha's Vineyard Commission, presented their Site Suitability Tool designed to assess different land parcels on the island when looking for suitability for different uses. By selecting different weights for factors such as: Assessed value; zoning density; number of bedrooms; whether or not vacant; outside of overlay zoning; near transportation and/or business district; on a watershed, sewer, or on town water; in a protected habitat, etc.

Dan looked at some areas in Oak Bluffs that the Town has considered for affordable housing — such as 50 Bellevue Ave. and town owned property off of Edgartown-Vineyard Haven Road. Dan said the MVC will help groups with analysis. **Link to the Site Suitability Tool: <http://138.197.105.123/>**

Update on RFP of town property on Edgartown/Vineyard Haven Road

Mark Crossland unable to attend. Chairperson Hopkins gave an update. The Affordable Housing subcommittee has been working on a preliminary RFP to be considered first by the Planning Board and then by the Board of Selectmen. First need to see what traditional Title V can be approved – they were awarded up to \$3,000 for Perc testing which means the RFP should be released in late September if no significant issues are found.

Board prepare for September 2 AIPB meeting

Tisbury will be hosting the next All Island Planning Board meeting on September 2 at 5pm. The Environmental Adaptation Plan is expected to be on the agenda. Along with Edgartown, Chairperson Hopkins requested that the topic of applicants invoking zoning exemptions via Dover Amendment and agricultural use, be included on it. Members Cleary and Lambert expressed interest in attending.

Board Updates

Bill Cleary: Green Community subcommittee update — Went to Board of Selectmen and made request to meet with town department heads so they can introduce the Green Community program and also to begin a working relationship regarding the formulation of the energy reduction plan, which is an important part of the application process. This has been tentatively scheduled for Sept. 10 at 10am.

Member Cleary said he has had two meetings with Margaret Song from Cape Light to make sure they get everything done that needs to get done. Tomorrow there is a meeting scheduled with Energy committee members to get them caught up as well. Lisa from the state will attend also helping to ensure each step has been accomplished. They are in good shape towards getting the designation as soon as they secure support at Town Meeting on the two bylaws. It's been a team effort and Cape Light has been really helpful and a great resource. They are discussing more public outreach.

He said he attended the DRI Checklist hearings at the Commission and was disappointed. The letter from Oak Bluffs and Edgartown was not shared at the meeting and he was concerned the way Mr. Hancock reacted to concerns being voiced. From what he's seen, that reaction was not justified. It didn't seem that their input was considered at all.

Chairperson Hopkins said that after that outburst (our Oak Bluffs representative), he met with a couple of commissioners to call on the spirit of cooperation. He said it's much more important than egos and is frustrated, this has been over 4.5 years. For some reason, they are not being heard. Edgartown in some respects is more radical than Oak Bluffs.

JoJo Lambert: Said that Bill and Ewell had summed it up well, she had attended too. She is on the Streetscape committee and there is a meeting tomorrow.

Other Business

The Planning Board appointed Simon Shapiro to serve on the Streetscape subcommittee after a space opened this week.

Christine Flynn said that despite tensions between town and the Commission, that they had helped Oak Bluffs secure the \$1 Million grant for the North Bluff.

Adjourn

Member Cleary made a motion to adjourn. A roll call vote was taken and the meeting was adjourned at 6:30 p.m.

Documents on File: Agenda; board packet

****Minutes approved September 10, 2020*