



OAK BLUFFS PLANNING BOARD

Meeting Minutes

THURSDAY, SEPTEMBER 10, 2020

5:00 p.m. | Virtual Zoom Meeting

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

Members Absent:

Staff in Attendance: Kim Leaird (*Administrator*)

Attendees: Chris Alley, Brian Mackey, Nina Lombardi, Jill Robie, Christine Flynn (MVC)

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

Approval of Minutes

Member B. Cleary made a motion to accept the August 27 meeting minutes as written. Member J. Lambert seconded. A roll call vote was taken and members Crossland and Albert abstained. Motion passed 3-0-2.

Possible Corridor Sewer Approaches with Chris Alley

Chris Alley presented his thoughts on how the Town might address the issue of wastewater flow in the area of the Edgartown-Vineyard Haven Road “Corridor” in the Southern Tier. He has been hired to start soil testing for the Oak Bluffs Resident Homesite Committee (OBRHC) sewage disposal design, and began thinking through sewage disposal approaches.

“The large picture presents a very complex problem with many parties of interest.

From a non-user, regulatory/permitting standpoint: DEP, Town of Oak Bluffs, Oak Bluffs Wastewater Commission, Oak Bluffs Board of Health, Oak Bluffs Water Department, and Martha’s Vineyard Commission at a minimum.

From a potential user standpoint: Martha’s Vineyard Regional High School (MVRHS), The YMCA, Martha’s Vineyard Community Services (MVCS), The Arena, OBRHC, Island Elderly Housing (IEH), and the neighborhoods of Schoolhouse Village, Deer Run, Meshacket Way, Ryan’s Way, and Buddy’s Drive.

Thought I - On-site treatment / off-site disposal: Collection and treatment through an on-site sewage treatment plant and disposal through a new disposal facility to be constructed to avoid discharge to either the Lagoon or Sengekontacket watersheds (Waban Park?). This scenario would avoid bringing nitrogen back into the pond watershed(s) and could reduce the current load on the Oak Bluffs Treatment Plant and Oak Bluffs disposal facility (Ocean Park) by removing existing flow from The YMCA, MVCS, and MVRHS.

Thought II - On-site treatment / on-site disposal: Collection and treatment through an on-site sewage treatment plant and disposal through a new disposal facility to be constructed on site (MVRHS?). At first glance, this appears to bring wastewater, and by extension nitrogen, back into impaired watershed(s) from the current discharge into Nantucket Sound through the Ocean Park disposal facility. However, if enough untreated or partially de-nitrified flow can be incorporated into the program (the Arena, IEH, nearby neighborhoods), there may be a case to be made that even though significant wastewater flow is being brought back into the impaired watersheds, no net increase in nitrogen discharge would result — or perhaps a net REDUCTION on nitrogen discharge may be achieved. Again, in this scenario, loads on both the Oak Bluffs Wastewater Treatment Plant and Ocean Park disposal facilities would be reduced by the elimination of The Y, MVCS, and MVRHS flow.

There may be regulatory “non-starters”, there may be many parties with no incentive to participate, there will be legal and/or economic hurdles; but these two approaches are what I think start to address the concerns of several parties.”

The Board discussed his presentation. Chairperson Hopkins said this is classic planning on a whiteboard.

Member Albert, as Planning Board representative to the CWMP, said that he was interested in talking about these approaches but said the main driver of the CWMP is environmental (fix shellfish, Mass Estuary) so they can secure state grants. He also said the back of Waban Park is below sea level and didn't think that would work. There is another area behind the ball field.

Member Crossland agreed about Waban Park and liked the idea of enjoining neighborhoods.

Member Cleary said he has been watching this area (the YMCA, Community Services, high school) since joining the Planning Board and said he believes it needs it's own treatment plant. There are a number of other parks in Oak Bluffs and wondered if they had been looked at.

Member Lambert also liked idea of bringing in local neighborhoods. She also mentioned the football field at the high school.

Chris Alley made the following points:

- Before the current system, there had been a proposal for de-centralized sewerage in to local parks and he had soil tested over a dozen of them.
- The second approach would REDUCE the load to the Town.
- Also there is a seasonality to the load — most is from high school during the school year.
- Re: CWMP driver, believes there can be both attention to environmental improvements as well as to Smart Growth

Chairperson Hopkins said he does not understand the CWMP. Smart growth and environmental stewardship need to co-exist and we need to be looking at both.

Christine Flynn from the MVC said the CWMP will provide a basis for some of the costs and the Commission can help.

Brian Mackey from the YMCA said they had made plans for an expansion and have come to a lot of dead ends. They are prepared to start talking to neighbors, otherwise they can't move forward. The expansion was part of the Y's original plans.

Jill Robie from the YMCA said she echoes Brian, and that it always part of the original vision to connect the campus (Community Services, YMCA, High School).

Chairperson Hopkins said he and Member Albert will take ideas expressed tonight back to the CWMP.

Zoning By-Law committee discussion update

Chairperson Hopkins said at the All Island Planning Board meeting there had been discussion about working together on certain bylaws common to all, mostly when it comes to environmental stewardship. Wanted to have discussion about whether that is something they should do.

He also said that in regards to the relationship with the Commission, it is his opinion that the Oak Bluffs bylaws are not comprehensive enough and thus the tightening of the DRI checklist. What bylaws could we strengthen to address those concerns. What are the drivers?

Member Albert said it used to be the lack of a Master Plan. Now the town has completed the Master Plan and boards such as Cottage City and Copeland, are active. He thinks the town is doing fine.

Member Cleary said he thought the AIPB brought up good points about working together on waterfront, wetlands — some areas are unique to all.

Member Crossland said he had only just heard of this and needs to talk with Member Lambert and the committee. Chairperson Hopkins suggested before they do that, they should come up with an approach and asked if they could bring something back the next meeting or the following. Member Crossland said they would get back to Kim within the week.

Board Updates

Erik Albert: Streetscape had its first meeting. Discussion followed about sidewalks. He mentioned that his Inn was hit by a car.

JoJo Lambert: Said that she has spoken to many in the community about the conditions of the sidewalks; drainage, raising Main Street.

Bill Cleary: Introduced the Green Community Designation work to town departments and department heads, presented the energy reduction plan. Felt it was time well spent to have a good working relationship. Tomorrow he has his first meeting with the Climate Adaptation Plan committee. Chairperson Hopkins thanked him for all the work he has put in, he's been a great representative of the Planning Board.

Mark Crossland: Affordable Housing Trust approved the septic testing. Mark Leonard will write an RFP, hoping to go out by Nov. 1.

Ewell Hopkins: Also polled board to see if anyone wanted to sit on and follow the new Town Hall renovation project. Ewell will keep. Went through correspondence in board packet.

- Email exchange between himself and Selectman Ryan Ruley
- Draft minutes from the All Island FinCom meeting re: ongoing costs of the fields project.

Adjourn

Member Crossland made a motion to adjourn. A roll call vote was taken and the meeting was adjourned at 6:14 p.m.

Documents on File: *Agenda; board packet*

****Minutes approved _____, 2020*

DRAFT