



## OAK BLUFFS PLANNING BOARD

### Meeting Minutes

**THURSDAY, SEPTEMBER 24, 2020**

*5:00 p.m. / Virtual Zoom Meeting*

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

**Members Absent:**

**Staff in Attendance:** Kim Leaird (*Administrator*)

**Attendees:** Llewellyn Rogers, Christine Flynn (MVC), Peter DeLorenzo, Jason Danielson

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*Chairperson Hopkins opened the meeting at 5:02 p.m.*

### Approval of Minutes

Member B. Cleary made a motion to accept the September 27 meeting minutes as written. Member J. Lambert seconded. A roll call vote was taken. Motion passed 5-0.

### All Island Planning Board Retreat

The Planning Board discussed a potential daylong retreat being organized by Elaine Miller, chair of the Tisbury Planning Board. Chairperson Hopkins said he has already told Tisbury they were committed to participating. He polled board on time commitment, Member Albert said he couldn't commit right now. The rest of the board said they could commit at least five hours on a Saturday post- November 3<sup>rd</sup>. Chairperson Hopkins said they spend a lot of time in compliance review and the idea of planning and foresight can be lost – and thinks that we as an elected board needs to figure out how they can jump ahead and do visioning. How can we adopt common language island-wide in our bylaws that look at environmental trends, like the ponds, and make sure we have common oversight over development and be consistent island-wide. This would be critical value of coming together. Also understanding what priorities in other towns to inform what they are doing in OB.

Member Cleary said he thought it was a good idea but would like to give it more thought as far as agenda items, but would like to see the island come together on issues that impact all of them, such as inconsistent wetlands protection zoning bylaws.

Member Lambert said she felt the same. She is really interested in the ponds.

Member Crossland said that he'd be interested in other town's issues with zoning and compare with what OB has. Also bring up flexible development, in terms of smart growth.

Member Albert has nothing now.

### **Lagoon Ridge decision and status**

We have a dedicated section on website. There is an active decision in place and Chairperson Hopkins is having conversations with potential buyers. The applicant gave a lot to the town in terms of affordable housing and in return the town allowed more density. This was first development to use the Town's Flexible Development bylaw (7.3).

The decision would have expired but the applicant filed for an extension. However the Governor's Covid order automatically extended it. They are reaching out to the Commission to see if there are any other implications.

### **Subcommittee updates**

**Streetscape:** Member Albert said the committee has had two meetings, the last one was a Public Forum. There are many concerns about Circuit Avenue and the proposed change to parallel parking as well as concern about more attention made at one end than the other.

Member Lambert said she had heard a lot of comment about removal of trees and the parking. But it's important to enlarge sidewalks.

Chairperson Hopkins said this has been a work of the Planning Board for over 6 years there will be a point of transition after doing our job of soliciting public input and visioning that we hand it over. The Planning Board will not be making final decisions, they will be making a recommendation to the Select Board and a proposal will be made by the engineering/design firm, but the Select Board will vote on the ultimate plans. Before the public forum we did a mailing to approximately 650 direct abutters.

**CWMP subcommittee:** Member Albert said nothing to report.

**Green Community:** Member Cleary said they have a meeting scheduled for tomorrow. Today they began tours and introductions with department heads. They met at the Council on Aging and at the library. He and Marilyn Miller toured facility and spoke to them about energy audit. Plan is to tour all facilities and meet with all department heads in the next few weeks. The goal is to begin a working relationship with all of the different department heads, hear what their goals are and include as part of the energy reduction plan they will present to Select board when time comes.

**Climate Action Taskforce:** Member Cleary said he had attended one meeting, they have been holding listening sessions with all user groups. There is another meeting scheduled tomorrow.

**Affordable Housing:** Member Crossland said on Monday they will be performing the Perc test up behind the arena, then will go to the subcommittee to figure out how many units they can put there. He should have that information in the next few weeks. There is a new elected chair, Mark Leonard. Next meeting is October 6 and they will start looking at the space in the old library for units.

**Zoning Reform:** Member Crossland said he is too busy to take on new stuff, but they already have four zoning changes they already discussed last January and thought they could move forward with those after having good public input. He said he thought that meeting with the AIPB would help inform those priorities.

Land Bank Advisory Board: Chairperson Hopkins said they had been working on the Red Gate acquisition in Aquinnah for months. The town of OB had significant funds allocated to that acquisition. They also looked at individual towns and prioritize land in each so that if something comes up for sale they are able to jump on it. The Land Bank is committed to the Town of Oak Bluffs — he explained that 2% of every purchase on island is allocated to the Land Bank, but half of that goes to the town in which property was purchased. So each town collects a pool of money and then for that money to be spent in any other town, the advisory board in that town has to vote and recommend that it happen. So in case of Southern Woodlands, Edgartown was a big contributor for example. Oak Bluffs voted and allocated a large amount of their reserves to the Red Gate purchase.

Member Cleary asked if the Advisory Board also looked at acquiring land in problematic areas because of sea rise, for example.

Chair Hopkins said there is a lot of discussion about reclaiming current developed land as well as protecting undeveloped land from development. There's not a real big interest in buying something that's going to ultimately be swamp or open to the ocean itself, and there are certain parts of town where that's the case. Other areas around salt marshes that absorb and retract water based on flows and storm water surges, etc. — a lot of those lands were considered and they prioritize this if they became available to acquire and then to bring back to the natural state. However, the issue always is that you're taking property off the tax roll — property that someone's paying property taxes on. The Land Bank would then be acquiring it and then there would be no revenue coming into the town. Money is always going to be a factor in the conversation.

Chair Hopkins also said he was tasked by Select Board to look at a recommendation of land conservation by Sheriff's Meadow. If you envision the corner of County Road on Edgartown-Vineyard Haven Rd., on the opposite side of the street from Jardin Mahoney's Garden Center — there is undeveloped land that goes down the hill on that side towards Edgartown to the entrance of Hidden Cove. They have asked for a conservation easement to connect the Old Holmes trail through the Southern Woodlands across County Road, back into the woods to come back out on Edgartown Vineyard Haven road and down to Hidden Cove (actual glacier formations). He reviewed with Adam Moore and he has recommendations to bring back to the Select board.

Member Albert said at that area, if you turn left off County to Edgartown there is a little cemetery there. Chair Hopkins said there are three lots and the third lot does have a cemetery with people dating back to 1780. We know the history and the family. Member Lambert said she never knew that, Member Albert said it's easier to see with a bike, you can't park there.

### **Board Updates**

Erik Albert: The Skate Park has seen a large uptick in use.

Ewell Hopkins: R3 developments with R2 setbacks. There are several lots coming up for sale and we don't have this memorialized in our bylaws or our appendix table. The question: is there an as-of-right ability to build with R2 setbacks? Is a special permit needed from the Planning Board? These are questions we are looking at.

- Email exchange between himself and Walter Vail regarding the high school application. The All-Island FinCom has met twice to get a handle on the ongoing costs of the proposed project.
- Town Hall move is scheduled for Wednesday 9/30. Member Lambert asked about putting trees at the end for abutters.
- MVC held a DRI checklist meeting that he opted not to attend because there would be no public comment.

Chair told Jason Danielson that they looked forward to Lagoon Ridge being developed. The point of tonight's agenda item was to let the Board know that the special permit is not expired and that they are prepared to honor the terms of the special permit.

### **Adjourn**

Member Crossland made a motion to adjourn. A roll call vote was taken and the meeting was adjourned at 6:03 p.m.

Documents on File: *Agenda; board packet*

*\*\*\*Minutes approved October 15, 2020*