

TOWN OF OAK BLUFFS
Planning Board
Meeting Minutes June 12, 2014

BOARD MEMBERS:

Brian Packish, Chair
Erik Albert
Kris Chvatal
Ewell Hopkins

ATTENDEES:

Duncan Ross
John Lolley
John Bradford
Bob Whritenour
Christine Flynn
Christine Todd
Chuck Sullivan
Amy Billings
Doug Abdelnour
Richard Toole
Matt Viaggio

The meeting of the Planning Board was called to order by Chairman, Brian Packish, at 4:06 p.m., in the Town Hall Meeting Room, at 56 School Street, in Oak Bluffs, MA.

The meeting has been called today to introduce the members of the Streetscape Planning Committee and, to start a dialogue on the Streetscape Master Plan to move forward on the project.

Robert Whritenour/Town Administrator

Six (6) documents have been e-mailed to all members of the Streetcape Planning Committee and the Planning Board to review for discussion as follows:

1. Request for Proposal (with Scope);
2. Horsley Witten's Proposal;
3. The Contract (with Revised Scope);
4. Map (on showing "target areas");
5. Peer to Peer Study (from the meeting the State held on-island);
6. The Slums & Blight Inventory.

State and Federal funding has been requested from CDBG funds to assist with the downtown re-development project. The Commonwealth has approved Oak Bluffs designation.

Any member that did not receive the above-mentioned documents via e-mail, Bob will provide with hard copies.

Christine Flynn-Martha's Vineyard Commission/Planning

1. Chariman Packish requested information and some clarification on the inventory and survey. Christine will contact Alice Boyd to obtain a copy of the survey, which has more detail in it regarding "blight". This information is needed to place value on (a) structural observance; (b) windows; (c) cracks in foundations; (d) roofing; (e) water damage on Circuit and Kennebec Avenue.
2. Meet with Consultants to determine date and time to present to the public this project. (HarborFest, flyers, social media, etc.)
3. Kick-off meeting for the Steering Committee (6/16/14?). Tuesday, the 17th at 3:00 PM preferred by majority of the committee.

Christine will contact Alice Boyd (Bailey Boyd Associates) to obtain a detailed list of the buildings and businesses surveyed (approximately 10);

- All buildings were assessed for structural flaws, windows, cracks in the foundation, roofing and water damage (Circuit and Kennebec Avenue);
- (It was noted by Christine Todd that many buildings had done cosmetic repairs, but when looking closely, more needs to be done to bring facilities up to code);
- Brian spoke with the Building and Zoning Official, the Fire Chief and the Health Agent regarding the B-1 Maintenance By-Law (codes, regulations, etc.) to support dialogue on the Planning Boards Master Plan assessments;
- Consultants Project Time Line (was 06/21/14) will now be reschedule to between 06/16/14 – 06/23/14, or may be extended to September, 2014 to accumulate additional information (public information stands, Harborfest and additional informative meetings) stakeholders who have not participated to date ;
- Utilization of social media to get out the word (flyers, facebook, etc.);
- Next meeting of the Committee and Consultant, Tuesday, June 17, 2014 at 3:00 p.m.

(Bob Whritenour announced the Dedication of the "Fishing Pier", on June 19, 2014, at 11:00 a.m.)

- Contact Brian by text or e-mail, cc to Shelley Carter at scarter@oakbluffsma.gov

Primary Outreach will be to obtain:

- contact information,
- e-mail addresses,
- stakeholders and,
- other interested parties.

Christine Todd/Oak Bluffs Business Association

- Suggest that a table be acquired at Harborfest to distribute flyers and information on the goals of the Streetscape Planning Committee;
- Asked that the Consultant provide materials to hand out;
- Need to schedule people to man the information table;
- Request ideas and suggestions from town businesses and other stakeholders. Shelley was designated to be the “go to” contact, at this time, for the committee.

Duncan Ross/Community Stakeholder (Former Selectmen, Save Sengekontacket Committee)

- Inquired about types of information the Consultant might provide;
- Is there any type of survey that could be presented for distribution?

Gail Barmakian/Board of Selectmen

- Interested in the scope of services (1. Design; 2. Signage; 3. Analysis of sidewalks, walkways and parking at the harbor);
- Letter was received by Brian (read aloud) apologizing for not being present and stating her concerns.

Robert “Bo” Fehl/Planning Board

Bo sent a note to Brian explaining his absence at this meeting.

Brian Packish/Planning Board, Chair

Potential questions:

- The direction of the group;
- Additions to the list.

The meeting with the consultants (06/16/14) has been changed 06/23/14. They will be available at the “HarborFest” to hand out surveys to be completed by the public and returned to the Town Hall for review. The importance of the survey is:

- To gather information;
- To make sure the community feels included in the process; and,
- Familiarizing the public with the potential intentions of this project.

Volunteers from the Steering Committee and the Planning Board were asked to man the Information Table at Harborfest (06/21/14 from 10:00 Am – 5:00 PM). The next meeting of the Steering Committee will be (with the Consultants) on Friday, 06/20/14 or Thursday, 06/19/14.

(The meeting with the Steering Committee was closed at 4:43 PM)

Kris Chvatal – Solar Arrays

Kris has met with the Oak Bluffs Water District and their Consultant. He will also touch base with the Conservation Commission and the Energy Committee. Kris read aloud excerpts from West Tisbury's Solar Array By-Law.

- Section 12.1 – Purpose: Take out (“financial”) second to last page, “abandonment” add “at the owners expense”;
- Section 12.2 – General Requirements : Require a “Special Modified Permit” for electrical structural port;
- Section 12.2(H) – Use: (second and third paragraph) residentially zoned districts (churches exempt) for non-profit organizations;
- Section 12.2(H)(3) – Contiguous open space: Flexible (By-Law) development;
- Section 12.3 – Solar Energy Systems Permitted by Right: Ground Mounted arrays will require ZBA review;
- Section 12.4(B) – Setbacks: R1's, R2's, B1's. Why include setbacks differently for a structure?;
- Section 12.5.1 – Site Plan Review prior to Special Permit (10,000 sq. ft.) and is this a DRI?;
- Section 12.5.2 – Use Exemption: (Solar Energy Utilities 12.5.2 (H) Don't eliminate, make sure there are tight controls (decommissioning of property);
- Section 12.6.1 – Restricted Districts: Ground Mounted/Pole Mounted Solar Arrays in relation to the CCHD's precedent and the Copeland District (should it be eliminated);

The next meeting of the Planning Board will be July 03, 2014.

Motion: To adjourn the meeting at 6:40 p.m. – Kris Chvatal

Second: Robert Fehl

Vote: 4-0-0

Respectfully Submitted:

Shelley E. Carter, Administrative Clerk/Planning

Meeting:

Approved: