

TOWN OF OAK BLUFFS
DOWNTOWN STREETScape MASTER PLAN COMMITTEE
November 24, 2014

MEETING MINUTES

BOARD MEMBERS:

Brian Packish, Chair
Doug Abdelnour
Erik Albert
Amy Billings
Duncan Ross
John Bradford
Chuck Sullivan

ATTENDEES:

Bob Whritenour
Christine Todd OBA)

The meeting of the Downtown Streetscape Master Plan Committee was called to order by Chairman, Brian Packish at 1:06 PM in the Town Hall Meeting Room at 56 School Street in Oak Bluffs, MA.

Brian Packish: Introductions: Board Members to Gladys Toscano

We were working on Bullet #3
Strengthen linkages between Kennebec/Circuit North Bluff, the CMA, public restrooms and Ocean Park and basically last week we came up with four items to discuss further:

1. Potential material changes to paving at the intersections to create traffic common in the target area
2. Promote attractive clean working restrooms with increased Way Finding.
Provide a comprehensive management and maintenance plan
Explore the addition of a changing room and outdoor shower at the North Bluff restroom
3. Identify dead zones in and around the police station for public/pedestrian use.
4. Bus shelter located at Ocean Park on the brick patio area at the existing bus stop.

Christine submitted her list we did that and Duncan submitted his list. I don't know if anyone else has done a list?

Duncan's list is:

1. Sidewalk on east side of Kennebec Ave
We decided was covered on the bullet we did for Kennebec Ave

Duncan's list continued:

2. More trees if possible

3. Street lamps similar to those on Circuit Avenue
We covered that lighting in the Kennebec Avenue bullet

4. Small signs pointing to restroom and Ocean Park
We covered that in the second bullet point in the Way Finding

5. Create Archway to Ocean Park and end of Healy Way
We can go back to that one

6. First thought of signs pointing to Kennebec with stores and restaurants listed and realized Circuit Avenue restaurants and stores would object.
Most of this will be addressed under your Way Finding

7. Ask OBA/Town to print a handout map with all businesses, restaurants, public buildings (PO, Police Station, etc.) restrooms and parks in the business district area.

We discussed in Way Finding

Discussion: Maps are available at the Information Booth and on boats
We currently have in OB but need to be improved and updated

Christine Todd OBA is meeting today at 3:30 PM to discuss some form of just an OB map.

Bob Whitenour Add to the SSA bullet #4 to plan for a better pedestrian experience with SSA funding it. Met with Mark Hanover of the SSA and he is interested in being a part of the process. Discussed the Park & Ride he was positive about it

Brian Packish It sounds positive. I mentioned to Mark about the SSA bullet #4 listed on the Street Scape Committee SSA plan and would he attend a meeting and he seemed open.

If we consider the map, etc. 1) it is being discussed as part of Way Finding and 2) we can also add as part of the discussion with SSA and 3) discuss mapping for all towns. Is that SSA funded?

Brian Packish Add any items to the Strength & Linkages

Amy Billings Did we discuss the Alleyways at all. They are gross
Da Rosa's
Mocha Motts
Campgrounds at least three or four
Phillips hardware

OBA guidelines require businesses to keep the alleyways

Accessible, Clean and Lighted

- Brian Packish Definitely private property but we could include:
Explore cleaning of the alleyways and potential walkthrough possibilities
with property owners
- Doug Abdelnour It would be if the town could give an incentive because that would be a great
walk thru to all access to restrooms
- Erik Albert Change surfaces to guide people in Montgomery Square
Secret Garden (remove the Archway) to donate it or move it to
- Amy Billings the end near the Edgartown National Bank
- Doug A Lighting and the possibility or start the discussion of burying the telephone
poles to strengthen linkages? Christine discussed adding lighting
- Amy Expensive
- DA
EA
Brian Packish If it takes 10 years, it's worth it.
Still needs to be put in the Plan. Looking for a bullet for Power lines
Add to the pedestrian visual experience

Now we have six basic points:

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3. Identify dead zones in and around the police station for public/pedestrian use.
4. Bus shelter located at Ocean Park on the brick patio area at the existing bus stop.
5. Explore cleaning of the alleyways and potential walkthrough possibilities with property owners
6. Promote cleaner attractive and pedestrian friendly passageways to the MVCMA
7. Create an archway from Ocean Park to Healy Way

- Bob Whritenour Would like to see concept flushed out a little more in detail and design
Encourage them to design it out a little for us.
- BP EA & CS Explore the linkage between Ocean Park – Healy Way with potential possible
archway with sight line to park and the street becoming a pedestrian walkway
- Doug Abdelnour Circuit Ave materials – brick type - if same material carried through to Healy
Way. That would be a connection in itself
- Amy Billings Areas where change the color or pattern of lines to be used for other purposes
like parking off season
- Chuck Sullivan Design a speed table –walking from Circuit Ave to Ocean Park on one level
surface – eliminate curbs
- Brian Packish I feel like the first one - material changes etc. can be moved to Bullet #5
Recommend consistent streetscape materials, etc.

Bullet# 3: Strengthen linkages between Kennebec/Circuit North Bluff, the CMA, public restrooms and Ocean Park. I think we are ready to close this one out.

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Motion to approve: John Branford
Second: Duncan Ross
Vote: 8-0-0

- Brian Packish The best thing to do is skip over *Bullet #4: Improve the SSA ferry arrival welcome experience* until we at least have a conversation and meeting with Mark Hanover from the SSA.
- The next item is *Bullet #5. Recommend consistent streetscape materials, plantings, and furnishings to make the downtown more inviting and true to Oak Bluffs' unique character.* Transfer the first one – Doug's Item
- Doug Abdelnour Potential material changes to paving at intersections:
Ocean Park
Circuit Ave at entrance to Healy Way
A speed bump or table for Circuit
 1 angle vs parallel parking
 2 to slow traffic
 3 park on the pavers –
 current loading zone doesn't work (CS)
 4 speed tables at sidewalk level (CS)
 Crosswalk in front of Linda Jean's dangerous
 From Linda Jeans to Healy way one level (BP)
 5 would be consistent with ADA (DA)
 6 speed table @ Samoset
- Amy Billings Spaces for parking upper end of Circuit Avenue near needs to be cleaned up
- Brian Packish Go back to *Bullet #5. Recommend consistent streetscape materials, plantings, and furnishings to make the downtown more inviting and true to Oak Bluffs' unique character.*
- Talked about more trash barrels, cigarette butt receptacles, seating under trees we recommended healthy trees that are there – can stay
- Amy Billings Trees and seating – one thing – get away from the plantings. (Healy Square out of control) will take up room and require maintenance and look too busy
- Erik Albert Open to pulling out some of the landscape currently in place
- Brian Packish Continuing we also talked about replacing all the sidewalks, expanded seating area, improving sight lines through and sidewalks on either side
Speed table, we covered it without being specific
- John Bradford We need to have consultants come back with responses to information supplied to them.
- Dunca Ross Healy Square is the baby of FOB- if we change think about where the FOB can have plantings. Should have hanging baskets on street lights and have the Parks or Highway department water regularly
- Doug Abdelnour Change in focus regarding the trash receptacles, watering plants could be done by High School kids hired to work in the summer months.

Brian Packish Roads & Byways stated that the four parking officers cost about 8K a season each. \$32K

Amy Billings How much do they bring in parking?

Brian Packish That gives us an idea of cost, there must be a way to obtain 16K to hire two people to tighten things up - trash, watering planters and keeping sidewalks clean.

Amy Billings Revenue from parking tickets bring in over 100K

Christine Todd What do you think about hiring a service company to deal with the bathroom instead of it falling on the Highway department.

Amy Billings Saying that for years – having town employees driving a truck one day emptying trash another day does not work.

Brian Packish Need a *comprehensive management plan*

Amy Billings Some funds for maintenance should come from Harbor revenues before General fund – Bathrooms that are clean and showers that work

Brian Packish A dedicated position – full time employment

John Bradford Design restrooms to be hosed down

ALL Steel or Truck bed liner

Amy Billings I agree, pushing for those at Niantic Park. Use materials of quality that would enable them to be kept clean

Brian Packish Go back to Bullet #5 point
Create a bullet point for more trees or plantings, what other items

Chuck Sullivan Leave general
Christine Todd Sensitive to pervasive condition of gum – gum removal

Brian Packish A matter of staffing (and funding) to clean the downtown area
As far as Streetscape materials, any more recommendations or bullet points

Doug Abdelnour Bollard ideas for anywhere to sort of shrink the size of the road?
Circuit Ave Extension or Healy Way
Bollards – protection from runaway cars with planters between Circuit Ave to Healy Square and
In North Bluff plan – did we like that idea as opposed to a full blown sidewalk, maybe Healy Way or Circuit Ave to slow traffic

Chuck Sullivan Bollards heavy planters

Doug Abdelnour Can we incorporate lighting with bollards

Christine Todd Lighting can make town more inviting. Look at practical vs artistic or esthetic to accenting certain features in town and entrances to campground

Chuck Sullivan Can get bollards with 18” lighting

Amy Billings Point out metered parking money shows cleanup – metered parking gets tried and used – good portion money should be used for cleanup of Oak Bluffs

Brian Packish Don’t feel any of those funds should go to General Fund – specifically fund Park & Ride, downtown, etc.

Paid parking would not require additional staffing – no extra money overhead – then paying for the individual units can be funded directly from paid parking

Parking Mitigation Fund already – logical funds from paid parking transfer to parking mitigation would then let you fund park & ride etc.
Only thing have to go to town vote.

John Bradford Separate Fund – similar to the harbor and may have to go to the legislature to appropriate

- App available to demonstrate meter system
- Stores to authorize parking validation
- Variety of options to this system

Discussion regarding parking options

Brian Packish Do we want to add a bullet point to
Explore opportunities to increase street trees and planting areas

Amy Billings They don’t seem to get our tightness of space

Brian Packish If they gave us a great tree and sitting area, we would be happy with it.

Christine Todd I like the planters and flowers that the Friends of Oak Bluffs do. It is a nice touch especially in Healy Square

Chuck Sullivan A comprehensive plan (*for the target areas as a whole BP*) – including along the harbor - parking (North Bluff) – new walkway between the Steamship and the Island Queen. Those plans are available – Bob gave me some outdated plans. Christine sent them stuff and if they could get them the plans – put together the master plan. That we can look at a whole and say 15 spots here etc.

Brian Packish We have been in contact basically to move forward in any way the consultants need to get list with bullet points and meeting minutes to determine or build the comprehensive plan that we can start looking at. I

don't know how many opportunities we will have to make adjustments before the big unveiling.

So far, they sent me North Bluff – it doesn't look different than what they submitted originally. They gave two options which are virtually identical to each other. I feel I am missing part of the email and I have asked where is the rest of it? The reason why I have not distributed it because I am waiting to hear from them that this is something they really want us to look at. To answer your question directly I don't know what their final product looks like, but I will ask.

Erik Albert Would like to see plans A, B or C to choose from.

Brian Packish I struggle to find the differences in their plans – maybe they sent the wrong plan. 3% difference

Two bullet points to add under Bullet #5. Recommend consistent streetscape materials, plantings, and furnishings to make the downtown more inviting and true to Oak Bluffs' unique character.

1. Circuit Avenue, Entrance to Healy Way, Entrance to Ocean Park, Potential speed tables on Circuit Av at entrance to Healy Square
2. Explore opportunities to increase street trees and planting areas

Christine Todd Healy Square Issues
 Not enough seating – or seats not usable
 Tree roots are destroying concrete
 Consider a pergola or atrium from Circuit to Kennebec
 Provide more shade
 Better lighting accomplished
 The view, if you fill it in with cupola or pergola?

Amy Billings Can use plexi-glass on the pergola/cupola would still allow proper lighting

Brian Packish Create third bullet point
Explore material changes to Healy Square potential arch, pergola or structure.

Bullet #5: Recommend consistent streetscape materials, plantings, and furnishings to make the downtown more inviting and true to Oak Bluffs' unique character.

Anything else to add:

Discussion Moving the gazebo in Ocean Park to align with the atrium from Circuit Avenue through Kennebec to Ocean Park.

Amy Billings Ocean Park is over a sewer

Brian Packish Do you want to create a fourth bullet point to read?
Potential relocation of the Gazebo in Ocean Park to the sight line of Healy Way. (CS & CT)

Consistent with the Town Logo of the Gazebo in Ocean Park (GT)

Item #5: Recommend consistent streetscape materials, plantings, and furnishings to make the downtown more inviting and true to Oak Bluffs' unique character.

1. Potential material changes to paving at intersections:
Circuit Avenue, Entrance to Healy Way, Entrance to Ocean Park,
Potential speed tables on Circuit Ave at entrance to Healy Square
2. Explore opportunities to increase street trees and planting areas
3. Explore material changes to Healy Square; potential arch, pergola or structure.

Anything else, no

Motion: John Bradford
Second: Duncan Ross
Vote: 8-0-0

Brian Packish The last two items are straightforward and come with their own criteria

Bullet #6 - Investigate opportunities to incorporate "Green Street" principles.
Any ideas to expand

Chuck Sullivan Green Street principles could be tied into electrical poles
(possible solar)

Brian Packish Batteries that last a year or solar option – being the most expensive at 12K each

Brian Packish We can leave as a stand-alone item.

Is everyone okay with leaving *Bullet #6 - Investigate opportunities to incorporate "Green Street" principles* as a stand-alone item.

Amy Billings Yes

The last one, Bullet #7: Incorporate universal design principles to accommodate people of all abilities. A good place to put poles, wiring and utility boxes.

Amy Billings The long term goal of the Parks Department is to incorporate the parks Apply for CPA for cleanup of the small parks: Pennacook, Hartford, Hiawatha, Nashawena and Pequot into the work contracted for Ocean Park

Brian Packish Bullet # 6 decided to leave alone. *Bullet #6 - Investigate opportunities to incorporate 'Green Street' principles.* Send that over as a stand- alone item

The next item on the list is *Bullet #7: Incorporate universal design principles to accommodate people of all abilities.*

1. Explore opportunities to relocate wires, poles and utility boxes to increase pedestrian mobility. Add anything to that.

Finishes us number seven

MOTION: Doug Abdelnour
Second: Amy Billings
Vote: 8-0-0

Brian Packish That finishes every line item except Item # 4 *Improve the SSA ferry arrival welcome experience.* I will see if Mark Hanover will come to next Monday's meeting. If we close that one out we are done with the Calibrated Goals.

Amy Billings Remind them we are thinking year round as well as the busy summer months. Nothing too permanent – changeable and movable – to work around it.

We will close it out and simply wait for the consultants

Discussion: How best to get the back log of minutes completed.

MOTION TO ADJOURN @ 2:30 PM Duncan Ross
SECOND: John Bradford and Christine Todd
VOTE: 8-0-0