

APPROVED

Chilmark Planning Board

May 22, 2017

Present: Joan Malkin, temporary chairperson to 4:57PM, Rich Osnoss, Chairperson, Janet Weidner, Peter Cook, Mitchell Posin, John Eisner, Chris MacLeod

Not Present:

Public: Harriet Bernstein, Fred Noyes

Staff: Jennifer Christy, Admin. Asst.

Meeting called to order at 4:33 PM

- **Review of Chilmark Zoning Bylaw, Section 7.1: Building Cap:**
 - The Board discussed the Building Cap section 7.1 of the Chilmark Zoning Bylaws.
 - The Board asked Ms. Christy to request that the ZBA administrator and/or a ZBA member attend a next meeting to explain all of the issues that arise from this bylaw section.
 - The Board asked Ms. Christy to find the number of “new residential construction” in the last three years by the next meeting.
- **Review of mid-20th Century Chilmark homes for Historic Resources section of Master Plan:**
 - The Board discussed the topic of including mid-20th century homes in the Historic Resources section of the Master Plan.
 - The Board members asked Ms. Christy to invite a member or members of the Historical Commission to a Planning Board meeting to discuss the addition of mid-20th century to the Historic Resources section of the Master Plan once the Historical Commission has a full and clear proposal of their goals and objectives that includes a rationale for the inclusion of certain houses and the data for those particular structures.
 - Ms. Bernstein suggested the Board discuss the establishment of a historic district and noted the Flanders Lane area where there are many mid-20th Century modern homes.
 - The Board discussed the implications and problems that arise when an area is established as a historic district. Ms. Bernstein noted that the development of a historic district can be a benefit to a community when it is established and saved for the enjoyment of the community.
 - Mr. Posin noted that the recommendation to establish an Historic District would need to be informed by data showing lot sizes, zoning restrictions, etc.. in order for the Board to move forward.
 - Mr. Noyes noted his experience as the son of the architect of a good portion of the six houses that have been included in the packet and he noted that these houses are summer houses and are not difficult to maintain. He further noted that these houses are a part of the Vineyard’s history.
 - Ms. Malkin stated that Mr. Noyes’ points are further reason for the Historical Commission to communicate with the Board their reasoning and goals for the inclusion of mid-20th century homes in the Master Plan.
- **Guest House Criteria and Accessory Apartments:**
 - The Board discussed the issue of how the Planning Board is alerted to the need of the ZBA to gather input from the Planning Board on guest houses, or other accessory dwellings,
 - Discussion occurred about the Board’s role in managing traffic in subdivisions and what the limits are for the Board in their jurisdiction over what may be built and what cannot be built.

- The Board asked Ms. Christy to invite Mr. Hodgkinson and /or a member of the Zoning Board of Appeals to the next meeting of the Board on June 12, 2017.
- The Board asked Ms. Christy to communicate to Mr. Hodgkinson, regarding the upcoming application to the ZBA for an Accessory Apartment, that the Board does not have a process to regulate Accessory Apartments in previously approved subdivisions.
- The Board determined that a review of the Board's rules and regulations Section 1.03 and the Criteria for Guest Houses on Lots in Previously Approved Subdivisions is needed to determine the clear meaning of the regulations and criteria.
- The Board asked Ms. Christy to invite Lenny Jason to the June 12th meeting as well.
- **Form A: Wendy Weldon: Map 35, Lot 2**
 - The Board members signed the Form A endorsement certificate.
- **Correspondence:**
 - Michele Leonardi was unanimously reappointed to the Housing Committee.
 - ZBA Special Permit Applications May 19, 2017 were reviewed.
 - The Mass DOT letter was received.
- **Menemsha Master Plan Review & Update:**
 - No review or update was provided.
- **Next Meetings:**
 - Monday, June 12, 2017, 4:30PM
- **Minutes:**
 - The minutes from May 8, 2017 were approved as written.
- **Documents:**

Wendy Weldon: Map 35, Lot 2 Form A Certificate of Endorsement

Meeting adjourned at 6:25 PM. Minutes respectfully submitted by Jennifer L. Christy