

Aquinnah Planning Board Plan Review Committee Meeting July 10th, 2018

Members Present: Peter Temple, Chairman, Sarah Thulin, Jim Wallen, Berta Welch, Jo Ann Eccher, Jim Mahoney, Jim Newman and Isaac Taylor

Meeting opened at 6:38pm

Peter entertained a motion to approve the 6/12 minutes as presented and amended. Motion was moved by Jim N and seconded by Jim M. The PBPRC voted 6-0, the motion passed.

Jo Ann entered the meeting.

Peter entertained a motion to approve the 6/20 minutes as presented and amended. Motion was moved by Sarah and seconded by Jim M. The PBPRC voted 7-0, the motion passed.

The Committee briefly discussed the archeological avoidance and protection plan for the Lake and Hodgson project. There was discussion about meeting with Massachusetts Historical Commission (MHC) and Public Archeology Laboratory (PAL) to review their archeological processes and potentially get an update on listings/classifications of resources and sites that have been identified in Aquinnah. The Committee agreed that meeting with MHC and PAL would be beneficial for the Committee and the Town and would give insight on what the archeological bylaw has identified. Peter informed the Committee that he has requested comments from MHC regarding the archeological bylaw. Peter will contact MHC and PAL to set up a meeting.

The Committee continued their review of the Zoning Bylaws starting with Article XIII (Subdivision Rules and Regulations). Sarah informed the Committee that another Town in Massachusetts is currently revising their zoning bylaws and are using Aquinnah's bylaws as a guideline. The Committee discussed the following ideas as potential revisions to bring before the Town for further discussion:

Article IX – Personal Wireless Facilities Rules and Regulations: Needs to be available to the public online and in the Town Hall.

Article X - Coastal DCPC: The Committee briefly discussed changing the language in the Coastal DCPC by removing the FEMA language to help clarify what is in the DCPC and not. The FEMA language is federal, and members of the Town cannot get flood insurance unless these regulations are included in the Town bylaws. While the MVC had approved this article, the Committee was unsure if the Coastal DCPC was the correct location to include the FEMA language. Peter will review removing the FEMA language from Article X with Town Counsel. In reviewing the building restrictions for new development in the Coastal DCPC, the Committee discussed the idea of separating out West Basin to give more flexibility in areas that could be developed (buildings wouldn't need to be on stilts). West Basin needs to be surveyed to determine what areas the Town can develop. The Committee briefly discussed whether development in this area could bring revenue

into the tax base.

There was brief discussion on marijuana restrictions in regard to creating a commercial district. The Committee discussed looking into how other towns have approached this.

There was brief discussion on the Lilian Helman Recreational Trust lot along Moshup Trail that contains a deteriorating writing cabin where the use of the cabin was gifted to the Town for Town youth. The Committee discussed whether the existing structure falls within the 5-year abandon restriction.

There was brief discussion regarding pools permitted by special permit. The Committee appointed Jim M and Jo Ann to a sub-committee to review Chilmark's pool bylaw and make recommendations for changes in the Aquinnah pool bylaw.

Article XI – Moshup Trail Cultural and Historic DCPC: The Committee discussed incorporating a map of the Moshup Trail DCPC into the bylaws. There was discussion on changing the permissible building materials for buildings that are not in open or highly visible areas. Jim M agreed to work on a list of materials to recommend to the Committee. The Committee discussed section 11.6 *Private Parking Areas* and restricting new parking lots. Peter will check with Town Counsel on this. The Committee discussed section 11.6-C and adding the language “on lot(s) that are open and highly visible”. The Committee briefly discussed increasing the footprint of a vegetable garden from 100sf to a larger number which is as of right. The Committee found that the maximum 100sf prevents people from clear cutting. Peter will look at increasing this number.

The Committee agreed to meet again on August 21st at 6:30pm to conduct a post-mortem meeting. There was discussion on scheduling two site visits with Chris Alley.

Meeting adjourned at 8:48pm.

*Respectfully submitted,
Sophia Welch, Board Administrative Assistant*