

Development Management and Land Use Study Group Meeting

Meeting Notes of February 20, 2007, 8:30 a.m. at the MVC

Present: Christina Brown, Ned Orleans, Henry Stephenson, Mark London, Chris Seidel

- In order to protect neighborhoods, we need to understand them better. This means:
 - Identifying Vineyard neighborhoods;
 - Analyzing them based on objective criteria (density, seasonality, layout, building age and characteristics, landscaping, location, etc.);
 - Understanding the residents' point of view.
 - Identifying what characteristics should be protected in each neighborhood.
- Once we have identified the significant characteristics of each neighborhood, we can figure out whether these are adequately protected, and, if not, whether residents and the broader community want to give them greater protection. Physical characteristics could be protected with zoning (for quantitative aspects such as setbacks, building areas, and height) and with some kind of project review (for qualitative aspects such as building design). It is less clear how to protect characteristics such as the percentage of year-round residents or affordable property values.
- The study group suggests that we carry out a survey of people's understandings of neighborhoods.
 1. Have people draw their neighborhood and its main features on a blank piece of paper (with relatively little guidance, to see what people spontaneously come up with).
 2. A questionnaire with questions about the positive and negative aspects of – and recent changes to – their neighborhoods; what their concerns are; what they feel needs to be, and can be, protected.
- It was suggested that we proceed as follows:
 1. At the March 10 meeting of the Steering Committee, we do a dry run, followed by a discussion about the content and the process.
 2. Send the questionnaire to members of the Network of Planning Advisors and perhaps the general public later in March.
 3. Hold a follow-up meeting or series of meetings in April to discuss the results. These could be Saturday morning sessions in town libraries.
- We can start to delineate neighborhoods working with each town's planning board and based on objective data (subdivisions, pattern of settlement, age, etc.). This can be revised based on the results of the survey.
- We should discuss the need for places for "messy businesses" such as those presently between Upper State Road and the park-and-ride in Tisbury, or the ones in Grant Pit in

Edgartown. Can these be relocated to less critical locations? We will also need a location for new businesses such as recycling/composting.

- We should identify those areas where it is likely or desirable to change what is there now – i.e. areas which are not historic, not neighborhoods, and not open space. These would include:
 - Disturbed areas, such as sand pits or otherwise scarred land;
 - Under-built areas – non-residential areas where zoning allows more intense development than what is presently there;
 - Recent commercial areas whose function and character could be improved (Upper State Road, West Tisbury Business District, the Triangle).

We should estimate the development potential of each of these areas.

- We should zoom in to a number of areas across the Island and show them in more detail including, visualization of possible future development. This should be a representative selection of different types of area and should include the main areas likely or desirable to change.

Next Meeting: Tuesday, February 27, 8:30 am, to focus on non-residential areas.

Notes prepared by Mark London