

Development Management and Land Use Study Group Meeting Meeting Notes of January 23, 10:30 A.M., MVC Offices

Present - Members: Tom Chase, Christina Brown, Ned Orleans, and Henry Stephenson

Present – MVC Staff: Mark London, Jo-Ann Taylor, Chris Seidel, Bill Veno and Chris Flynn

Mark London presented a working document with a draft Development and Growth work program, and suggested discussing it and a timeline for the work, noting that we should have outlined the various scenarios for the Vineyard's future by the beginning of the summer outreach season.

- Conceptual Options should be identified: continuation of current trends, or sustainable development with decrease in overall population potential, or sustainable development maintaining overall population potential, or sustainable development increasing overall population potential.
 - Community Viz is the software that generates our "dot" maps using existing zoning and other conditions. The data may also be manipulated to generate "what-if" scenarios with various limits such as transportation, water usage, etc. and different scenarios of density, etc. It might be more difficult to model land acquisition scenarios, such as what properties will be protected for conservation, and it is important to be tactful about identifying desirable property (should not identify individual properties).
 - We should identify what is "sustainable development".
- The maps should identify where development is more or less desirable, and what types of development should preferably go where.
- Another issue in addition to natural environment and the built environment is the issue of demand. Can we influence demand? For instance, making seasonal rental housing a less attractive option could make more housing available for year 'round families. This could be done by taxing seasonal rentals heavily or by making it more difficult to get a building permit for their construction. We presently have adequate housing stock, but much of it is used seasonally. We have about 8,000 seasonal units and 7,000 year 'round units which are trending toward conversion for the seasonal rental market. While it is important to influence the use of the 2,000-4,000 units which will be built by the time of buildout, trying to make as many as possible affordable or at least year 'round, it is even more important to stabilize the units which are currently year 'round. As we get closer and closer to buildout, there will be more and more pressure on the few remaining lots.
- Ways could be investigated that might influence the conversion of year 'round to seasonal homes at a lower cost than building new affordable housing. A housing bank could help. We could find ways to allow people to deed-restrict a property to be used only for year 'round housing; this would reduce the value of a family's home, generating an income tax deduction and a property tax break. The home could then be kept in that family at reduced value and tax. If funds could be found to sweeten the deal further, a cash bonus could also be paid at the time of signing.
- All of the impacts of each proposal must be investigated. For instance, who would pick up the slack for a tax break? Would that further stress other marginal families? What about the impact on the construction industry if the second home market were reduced?

- We need data on the current construction industry. How many workers come from off-Island? How much is renovation? How much is modular?
- A lower population might be more efficient, and we might not need growth in that scenario. Also, suburban development is very expensive for the town, costing in services, etc. Village/country development is more efficient and would not have the same negative economic impact for the town.
- Several Island Plan members and staff have begun visiting planning boards. It is important to start talking with them about some of the big picture ideas like smart growth. Is one neighborhood or town going to be willing to accept more compact development in order to save open space in another area or even in another town?

Next Meeting was set for Wednesday, January 30 at 10:30 A.M.

The meeting was adjourned at 12:05 P.M.

Notes prepared by Jo-Ann Taylor