

Development Management and Land Use Study Group Meeting Meeting Notes of January 30, 2008, 10:30 A.M., MVC Offices

Present - Members: Tom Chase, Christina Brown, Jim Athearn, and Henry Stephenson

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

Mark London presented a revised draft of the working document *Development and Growth Work Program*, incorporating input from last week's meeting.

- **Commercial/Industrial:** We need to look at the need and capacity for commercial growth, based on a better understanding of the existing situation. This will be added to the Built Environment section of the Work Program. Should the Livelihood and Commerce and/or Built Environment Work Groups be involved?
 - Analysis of the Existing Situation: This should look at existing commercial properties, buildings, and businesses. A business inventory is already done in part.
 - Future Needs: Need should be identified for commercial growth to meet future demand. Questions to be answered include:
 - Is there enough land already being used for commercial/industrial purposes, or so zoned, to accommodate all the anticipated growth?
 - Is that land in the right places?
 - Of particular concern are land-intensive uses in strategic locations (e.g. boatyards at the waterfront) that must compete with more profitable and compact uses (predominantly retail and food service).
 - Is there enough land available for less than postcard-pretty uses such as landscaping, composting and storage?
 - If the population becomes more year-round, can existing businesses serve the demand, possibly with seasonal businesses staying open longer?
 - Is there possibly even a surplus of commercially zoned land, so that some marginal areas zoned commercial might be better served by reverting to residential?
 - It is important to protect traditional commercial patterns. Will there be continuing pressure to have year-round retail move out of town, for easier car access and parking? Should this be resisted, and if so, how?
 - Should there be more small general/convenience stores across the Island (e.g. Katama Store, Chilmark Store, Menemsha Store, Airport Mobil convenience store) so people can get the basics without having to drive into town? An analysis of distance and density patterns could help to identify need and/or feasibility of possibly allowing for more neighborhood-scale retail.

- **Demand and Future Trends:** Analyzing trends is important in order to evaluate future demand. There is anecdotal information, for example, from some realtors that they are only selling housing stock for seasonal use and rental, rather than selling to year-round families. This could be possibly be assessed by an exit poll of sellers or of people moving from the Island. We can start this research, but probably won't have useful results for the material we are pulling together for this spring and summer. We should not try to draw long-term conclusions from short-term market fluctuations. We need to clarify how many lots are already subdivided and able to be built on, and would presumably be grandfathered even if the zoning regulations required larger lots. The Tisbury R3A district, and in the Cape Pogue DCPC both prohibit further subdivision to create new buildable lots.
- **Strategies:** It would be useful to start looking at possible strategies for implementing new approaches to development and growth. Ed O'Connell has started looking at smart growth best practices Even before selecting strategies, it will be important to do outreach on big picture items like smart growth and what that means from neighborhood to neighborhood and from town to town. We need more outreach such as articles in the newspaper, though this will take place mainly in the summer
- **Next Steps:** By the end of April, we should be ready to evaluate various development scenarios, and that evaluation will be done in the spring. Discussing what the Vineyard wants could then form the basis of the spring and summer outreach season.

No new meeting was set. Participants were reminded of the Steering Committee meeting on Thursday, February 7, at 5:30 P.M.

The meeting was adjourned at 12:20 P.M.

Notes prepared by Jo-Ann Taylor