

Oak Bluffs Community Development Council

Meeting #101

Minutes of 08.05.2009

9am Town Hall Meeting Room

Members in attendance:

Terry Appenzellar, Renee Balter, Priscilla Sylvia, Nancy Phillips, Iona Pressley, Alison Shaw,
James Westervelt (recorder)

Members absent:

Richard Westcott

Item: Minutes of the 07.15.09 meeting read and approved

Item: Vacant and Derelict Buildings/ Home Business By-Law

The committee began reviewing the vacant and derelict building by-law of Winnipeg, Canada. It was determined that we need to define “vacant” and “derelict” that would be relevant in Oak Bluffs. **RB** suggested we key into the major factors that would trigger a complaint. The committee then went through definitions and standards of the by-law. **JW will edit** and email everyone. **JW** commented that we would be creating and advocating another town program that would need enforcement. He said we still have a problem of enforcing the Home Business By-Law. The committee then got off tract and began talking about the Home Business By-Law. **RB** said we should be advocating the establishing of a parking area for home businesses. **JW** agreed and others commented that it should be some other entity that works to get a parking area for businesses.

At this point **JW** referred to the issue of Accessory Uses in Residential Neighborhoods specifically contractors yards, commercial landscaping equipment, and parking of commercial vehicles. It appears that conflicting language is defeating the intent of the Home Business By-Law. All agree that Article 3.2.4 sub sec. 4,5,6 is in need of amending. **PS will draft** a letter to the BOS requesting they recommend amending the article. Two acres or more should be the criterion for a permit anything less should be eliminated and fall under special permit guidelines {3.2.3(4)(5)}. Also commercial vehicle parking should be limited to one or two vehicles {3.2.3 (6)}.

The committee returned to the vacant and derelict by-law review. We all need to do some research to define vacant and derelict. **JW** commented that we do not want to be too intrusive. **TA** countered by stating we need details in the by-law to avoid confusion.

Item: Miscellaneous

RB asked for support of her initiative to dissolve the MVC Copeland District DCPC.

Item: Comprehensive Parking

It was agreed that parking would be first on the agenda at our next meeting.

Assignment for the next meeting:

All find appropriate vacant and derelict definitions for OB

JW edit vacant and derelict by-law.

PS draft letter to BOS

Meeting Adjourned 10:25am

Next meeting 08.19.09 in the Town Hall

