

MADAKET AREA PLAN WORKGROUP
MINUTES SEPTEMBER 12,2023
Approved October 13, 2023

CALL TO ORDER:

Chair Diana Brown called the meeting to order at 5:32 PM
Public meeting script read

ROLL CALL FOR ATTENDANCE

Attendees: Diana Brown, Ethan Devine, Tom Erichsen, Leslie Forbes, Peter Haffenreffer, Bob Kucharavy, David Madigan, Bruce Mandel, Michael Maynard, Catherine Slattery, Lars Soderberg, Joseph Topham: NPEDC representative

Tech Support for Zoom: Bill Grieder

APPROVAL OF AGENDA: Members approved request by Leslie Forbes to take items out of order in the interest of time.

MAP 1 AND 2 SURVEY RESULTS

- Diana summarized the highlights of both surveys
 - **MAP Survey 1 Summary -- May 2022**
 - 698 emails sent, 191 responses, 27 % response rate
 - 99% property owners, 2/3 do not rent their homes
 - 50% connected to Town water
 - 82% lived in Madaket 11+ years
 - 84% are >58 years old
 - 2/3 approve expanding MAP boundary to include Madaket Harbor Watershed
 - 92% support maintaining rural and low-density nature of Madaket
 - Top 3 most important attributes of Madaket: Quiet enjoyment of property, Rural and open viewsapes, conservation properties and walking trails
 - 2/3 say pools are not consistent with rural feel
 - 86% want to protect access to Smith Point
 - 86% approve to limit construction in high-risk areas for coastal erosion/flooding
 - **MAP Survey 2 Summary – May 2023**
 - 698 emails sent, plus 625 postcards mailed to all Madaket addresses, 292 responses, 42% response rate
 - 98% support that Madaket should protect natural and cultural resources from effects of water quality, coastal erosion, and increased density
 - 47%/53% split on roof top vs ground solar arrays
 - 78% support increased regulations on pools
 - 55% concerned about short term rentals (from survey 1, only a small percentage of Madaket respondents rent their homes for more than four weeks)
 - 85% support development restrictions due to coastal resilience and/or Board of Health recommendations
- Leslie stated that they were good surveys and a true reflection of the Madaket community
- Joseph stated that the MAP Workgroup did an excellent job reaching out to Madaket
- A motion was made by Leslie, seconded by Bob, that the MAP Workgroup accepts the results of survey 1 and 2, submits them to NPEDC for the record and part of the future Madaket Area Plan

- Peter asked that all the comments be added to the survey results; Bruce stated that some of the comments were not pertinent; Michael stated that we don't want anyone to wonder why all the comments are not included; Joseph stated that it is important to have everything brought forward. Bruce will submit all comments to the NPEDC.

MAP WORKGROUP REORGANIZATION

- Diana announced her resignation from the MAP Workgroup
- Bob announced his resignation from the MAP Workgroup
- There was discussion looking for volunteers from the MAP Workgroup to lead the group; Bruce offered that he was willing to be co-chair; Catherine offered that she might be willing to be co-chair in a few months, but not immediately; Lars suggested that the group leave the second co-chair position open and each person take on a specific task/role so that the burden is not so heavy on the co-chairs
- Catherine suggested that Madaket needs a "Building with Madaket in Mind" guidelines book, similar to what 'Sconset did, and that she volunteered to lead this project
- Joseph stated that this would provide helpful guidelines to HDC, e.g., colors, building height, building styles, vegetation, look of Madaket

DRAFT AREA PLAN GUIDELINES

- Workgroup expressed concerns that the draft guidelines were daunting, not welcoming, challenging to conform to open meeting laws, and difficult for citizen volunteers
- Joseph stated that the guidelines are flexible and the intent is to keep moving forward; if something doesn't work for Madaket let NPEDC know; the MAP Workgroup can send an email stating that it is not ready for another meeting, etc,
- Joseph stated that Guidelines provide consistency over all Area Plans, as a "rule book," although NPEDC knows each area is different and can adjust as needed
- Catherine stated that MAP Workgroup has made every effort to operate under the guidelines
- Joseph indicated that Town and Monomoy plans are in process to be accepted. Madaket would be #3 once Town and Monomoy are accepted. Timetable would be next year.
- Michael asked about the process for seeking public feedback and ratifying the guidelines; concerned that MAP doesn't want to spend a lot of time and be perceived as being out of line,
- Michael asked for a sub-group of Madaket Workgroup and NPEDC persons have an informal discussion to clarify what MAPWG is trying to accomplish as well as the aim of the NPEDC draft Area Plan Guidelines

NEXT MEETING

- Bruce proposed that the next meetings of the MAP Workgroup be October 23, 2023 at 5:00pm and November 20, 2023 at 5:00pm.
- Bill Grieder explained that MAP Workgroup needs the support of the Town for an open Zoom meeting channel. The system has too many time-consuming glitches.
- Joseph stated that the dates are in conflict with the NPEDC

ADJOURNMENT

- A motion was made by Bruce, seconded by Peter, to adjourn the meeting at 6:35pm.

Submitted by Leslie Forbes