

TOWN AREA PLAN WORK GROUP
Meeting of August 6, 2024, at 4:00 pm by Zoom
FINAL AND APPROVED MINUTES

Attending: Mary Anne Easley, Marsha Fader, Alison King, Lee Saperstein, and Henry Terry; Nicky Sheriff (PLUS).

Absent: Regen Horchow and Mickey Rowland.

Attendance was verified by a roll call; there was a quorum at all times. The meeting was recorded and can be viewed at the following address:

1.Call to Order.

Chair Henry Terry called the meeting to order at 3:01 pm. He then reviewed the rules on remote-attendance meetings and said that this meeting would be recorded.

He also noted that the Zoom log-in would be the same for all Tuesday meetings through the end of 2024: <https://us06web.zoom.us/meeting/register/tZEuduutpj8sHNfvMsiE7N7-6IUaZArtE6u4>.

2. Agenda Approval.

Henry Terry asked if there were any amendments to the agenda; hearing none, he asked for its approval, which was given on a motion by Mary Anne Easley, seconded by Alison King, and approved unanimously by roll-call vote (Mary Anne Easley, aye; Marsha Fader, aye; Alison King, aye; Lee Saperstein, aye; and Henry Terry, aye).

3.Approval of Minutes for July 19, 2024.

Next, Henry Terry asked for approval of the minutes for July 19, 2024, and Mary Anne Easley so moved, Alison King seconded, and they were approved by roll-call vote (Mary Anne Easley, aye; Marsha Fader, aye; Alison King, aye; Lee Saperstein, aye; and Henry Terry, aye).

4. Public and Member Comments.

There were no members of the public present, hence no public comments. Lee Saperstein noted that the Civic League's Presidents Breakfast on the up-coming Saturday, August 10, 2024, will have a report from the Monomoy Area Association on its efforts to have its draft area plan accepted.

5. Discussion on Draft Final Report.

Lee Saperstein said that he had prepared a draft final report and then neglected to send it to the Work Group members. He apologized and said that waiting for submissions was not a reason to excuse the omission. He then placed the draft report onto the screen so that members could read it. It was acknowledged that the first section on Land Use was in a shape that could be read and discussed, which

happened over the duration of the meeting. He also suggested that writing style, such as seen in this section, should be in the active voice and with an avoidance of personal pronouns. He promised an early distribution of the draft.

Mary Anne Easley led the discussion on land use by reviewing each paragraph in turn with sufficient time for reading it. In bulleted paragraph one, Marsha Fader suggested that the word “balance” should be inserted before “vitality” to protect the heterogeneous nature of the Town. Although questioned, the statement that there are 1800 properties was left untouched. After review, there were no suggestions for change to bullets two, three, and four. Bullet five included a reference to noise and sound levels. Mary Anne Easley said that generators are a substantial source of noise and should be included. Lee Saperstein said that the Town Code has a large section on noise (Chapter 101) and that he would edit the statements on noise to conform to it as well as making substantive recommendations to improve that chapter. It was decided, also, that bullet seven on investor-owned residences should be moved to next-to-last, just before the paragraph on the HDC. Essentially, this was because the recommendation was to monitor the situation and did not have a specific requirement.

6. Adjournment.

Having spent the scheduled hour, Henry Terry suggested that it was time to adjourn. It was noted that Alison King’s section would be the next one to discuss; other subcommittees would have more time to review and edit their reports. Mary Anne Easley then moved to adjourn, Alison King seconded, and it was approved by acclamation. Adjournment was at 4:01 pm.

The next scheduled meeting is Friday, August 16, 2024, at 4:00 pm. If needed, this meeting will be by Zoom. The Zoom link for Fridays is different from today’s link.

For reference: Subcommittee composition.

2. Land Use: Liz Almodobar and Mary Anne Easley
3. Housing: Marsha Fader and Mickey Rowland
4. Economic Development: Alison King and Mary Longacre
5. Natural and Cultural Resources: Liz Almodobar and Marsha Fader
6. Open Space and Recreation Plan: Mary Anne Easley and Henry Terry
7. Services and Facilities: Regen Horchow and Mickey Rowland
8. Circulation; Mary Longacre and Lee Saperstein

Lee W. Saperstein, Secretary, saperste@mst.edu