

# THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF MARCH 3, 1988

## MARTHA'S VINEYARD COMMISSION SPECIAL MEETING

The Martha's Vineyard Commission held a Special Meeting of the Commission on March 3, 1988 at 7:30 P.M. at the Martha's Vineyard Regional High School, Room 15, Vineyard Haven/Edgartown Road, Oak Bluffs, MA concerning the following issues.

John G. Early, Chairman of the Commission, opened the Special Meeting of the Commission at 7:35 P.M. He stated he will be taking the Agenda out of order.

### Item #2 - Possible Vote Written Decision

Marc Hanover - Dockside Inn DRI

Motion to approve the written decision as prepared. Seconded.

The motion carried with a vote of 9 in favor, and 2 abstentions (Lynch, Widdiss).

### Item #1 - Chairman's Report

Mr. Early stated that the renovations being done to the MVC offices are proceeding fairly well.

### Item #3 - Old Business

Carol Borer, Executive Director, stated she has received correspondence regarding the Bronson Fargo DRI approved in 1986. She stated one condition in the MVC's decision was that town water be installed prior to any development. Further, the new owner has now applied for building permits prior to water being installed and is interested in posting an irrevocable and unconditional letter of credit for the amount of \$40,000. so that he may begin to build prior to the water being installed. Mrs. Borer then asked the Commission for a consensus on this issue.

Mr. Filley asked if there was a time frame in which Landev (New owners) would provide the water? Mrs. Borer stated this will be spelled out specifically within the letter of credit. There was further discussion of how the amount of \$40,000 was derived at? Mrs. Borer stated the applicant feels this amount will be more than sufficient to cover the of installing the remaining water service. Commissioners, suggested getting

an estimate from the Water Company. Mrs. Borer stated that lots 13 - 18 have water service at present time.

There was discussion of re-opening the hearing, as this is a modification of the decision; excepting the letter of credit or having the Fargo Decision stand as voted on. After much discussion, the consensus of the Commissioners was that the Bronson Fargo DRI Decision with conditions must stand as approved.

#### Item #4 - Staff Reports

##### Update on Commission's Growth Management Proposal:

Mark Adams, MVC Staff, referenced a handout to Commissioners which outlined the Comprehensive Planning and Growth Management Initiatives and Components of a Regional Comprehensive Plan. He reviewed the purpose and process for comprehensive planning regarding the history of Comprehensive Planning efforts which have been done; the role of the MVC regarding the town master planning and relationship to MV island-wide planning and mandates for regional planning. Mr. Adams further discussed the purpose of MVC Comprehensive planning outlining for the Commission how this process may proceed through island-wide mapping; map analysis; preliminary assessments of issues and conflicts; field checking of island-wide maps; special studies and statistical analysis; and policy development.

Carol Borer, Executive Director, then discussed Task Forces and referenced a chart within Mr. Adams handout. She stated that these Task Forces could include residents, absentee members, representatives of community organizations, student and technical advisors. She then stated the structure of the task as follows: MVC - Advisory Committees - Task Forces (i.e. Environmental Quality, Economic Development, Land Use, Physical Support Systems and Services, Housing, and Health Care and Human Services), public forums & staff assistance goals, policies, objectives and implementation. She then asked for suggestions regarding people who may want to be part of a task force.

Mark Adams then stated that a very difficult part in this plan is setting a timetable for the planning process. He stated that a great flaw in the plan done in 1971 is that it has not evolved. He discussed elements of a comprehensive plan and stated each component would include an inventory and assessment, issue identification, a list of policies and an implementation plan. Lastly, Mr. Adams stated he has listed some goals which a task force could follow and suggested a straw man document. He urged the Commissioners to review this handout and make comments to staff.

Mr. Jason asked if the natural resources will be mapped? Mr. Adams stated this is an area which will be looked at.

Mr. Adams stated that there is very little new information which has to be collected except for updates further, he feels with information available, task forces and MVC can work efficiently.

Larry McCavitt, Commissioner, asked if any consideration will be given to water use i.e. ocean, water quality issues, harbors, marine and maritime. Mr. Adams agreed this was an important issue and stated the question is how far to go. Mr. McCavitt stated the state zoning is 3 miles and could control allot more.

Item #5 - New Business

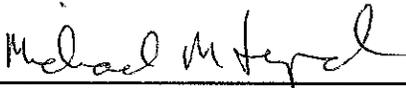
Mr. Early stated the MVC has received a DCPC nomination. Mrs. Borer described the nomination as follows: Wascomsim's Rock and a 500' radius in the Towns of West Tisbury and Chilmark. She further stated the nominators are the Chilmark and West Tisbury Planning Boards.

Mr. Early then appointed a DCPC committee to review this nomination consisting of Bob Lee, Edith Eber, Roger Wey, Steve Ewing and Michael Lynch, Chair of Committee and asked the Committee to meet as soon as possible to form a recommendation to the full Commission. The Committee then planned to go to the site.

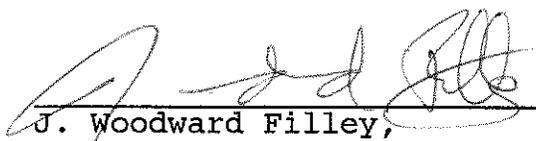
Carol Borer stated she would send copies of the nomination papers to the Committee Members.

There being no further business the meeting adjourned at 8:15 P.M.

ATTEST

  
\_\_\_\_\_  
John G. Early, Chairman

3/17/88  
Date

  
\_\_\_\_\_  
J. Woodward Filley,  
Clerk/Treasurer

3/17/88  
Date

ATTENDANCE:

Present: Jason, Lynch, Widdiss, Filley\*\*, Young\*\*, Eber\*, Ferraguzzi, Evans, Scott, Early, Wey\*, Lee\*, Morgan, McCavitt

Absent: West, Custer, Ewing, Delaney, Allen, Geller, Harney, Harris

\* not in attendance for Dockside Inn vote on written decision  
\*\* left following the Dockside Inn vote on written decision