

# THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF SEPTEMBER 19, 1991

## MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a Regular Meeting on Thursday, September 19, 1991 at 8:00 p.m. in the Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA.

Jennie Greene, Chairman of the Martha's Vineyard Commission, called the meeting to order at 8:03 p.m.

### ITEM #1 - Chairman's Report

Ms. Greene read the list of members who had been appointed to the Ocean Park DCPC committee: Bob Lee, Gay head; John Early, West Tisbury; Alan Schweikert, Oak Bluffs; Tom Sullivan, Tisbury; Mike Donaroma, Edgartown; Jennie Greene, Chilmark.

ITEM #2 - Old Business - There was none.

ITEM #3 - Minutes of September 12, 1991 - There were none; they will be available for the next meeting.

### ITEM #4 - Committee and Legislative Liaison Reports

LUPC - Mr. Schweikert discussed the last meeting. He noted that the Committee had reviewed a two-lot division of 9 acres since the land had been part of a previous DRI. The Committee felt that it was not significant enough of a change to warrant a public hearing but should be recommended to the full Commission. He then discussed Tisbury Wharf and the proposal to clean up the old Campbell land. He discussed the referral from the Tisbury Conservation Commission and the need to talk with the site engineer for clarification. He then discussed the request of the A & P for a determination of whether Kelly's Kitchen was or was not a DRI even though there had been a DRI previously on the property. The LUPC members felt it was significant enough to recommend a public hearing.

A discussion of who would represent the A & P at any public hearing followed.

Mr. Schweikert then discussed the MVC Housing Policy which had been briefly discussed at the meeting. Ms. Greene noted that all agreed that the non commercial aspect of the policy had been discussed but not the commercial aspect and that was to be taken up later. Mr. Hall discussed the revised policy and the value of the discussion.

A discussion of the Tisbury Wharf DRI followed regarding the general

clean-up of the area.

PED - Mr. Early reported on the Ocean Park DCPC meeting. He noted that a number of issues had been discussed including boundaries, uses, architectural issues. Mr. Schweikert and Ms. Greene discussed the value of the meeting and how the residents were very supportive of the proposal. Mr. Early noted that many residents felt that it should be a larger area. Mr. Schweikert noted that he had suggested to the residents that Ocean Park be a test area and it could be expanded later once all seemed to be working well.

There were no other reports.

ITEM #5 - Possible Discussion - Fisher DRI

Ms. Greene noted that since the LUPC had not seen the new plan, there was no recommendation. She asked the applicant to speak briefly to the new plan which had finally arrived. Mr. Hall left the room. Ed Cuetara explained the new proposal. He showed the structure, the site design and the basic principle of pedestrian orientation. He noted that there would be three stores, the lighting similar to the A & P and the landscape similar to that which was previously submitted. There would be approximately 1,900 square feet of potential second floor usable space. He discussed the possibility of two (2) affordable apartments on the second floor - year-round apartments. A discussion of the calculation of square footages in mixed use developments followed. Mr. Clifford noted that the main reason for knowing total square footage would be for the calculation of parking spaces and other site features. Mr. Lee explained his interpretation of how the affordable housing issue arose and questioned had such mixed uses ever occurred before. A discussion of this matter followed.

Ms. Greene questioned where the parking for the apartments might be. Mr. Cuetara discussed the pedestrian-oriented space being provided and indicated that it would be no problem to provide them and showed a location. Mr. Sullivan questioned whether it would make more sense to let the local planning board deal with the parking for all concerned. Mr. Donaroma felt that the suggestion made sense since the Planning Board was already working on the issue.

Mr. Donaroma discussed what the local board was already undertaking such as lighting, landscaping, etc. as well as considering the trolley and previous givings of the applicant. A discussion of the returning of the review to the Edgartown Planning Board followed.

A brief discussion of the Weisner DRI and the 1977 decision followed. A discussion of whether the Commission would vote on the Fisher DRI or not followed. Mr. Schweikert felt it could and explained why.

ITEM #6 - Possible Vote - Fisher DRI

Mr. Early moved approval with conditions, duly seconded. Mr. Sullivan offered the condition that the landscape, lighting and parking, etc. be handled by the Edgartown Planning Board. Mr. Jason suggested the encouragement of Board of Health approval of the year-round apartments

over the stores and explained why.

A discussion of the recognition of the abutters right-of-way (ROW) followed.

Mr. Donaroma encouraged the applicant to include the apartments in the proposal.

Mr. Best discussed the possible loss of Kelly's Kitchen vs building on this lot. A discussion of this matter followed.

Mr. Lee discussed the appropriateness of the new design. On a roll call vote the motion to approve with conditions was adopted by a vote of 11-0 with one (1) abstention (Hall).

Ms. Greene had the draft housing policy distributed for review at a later date. Ms. Greene noted the Regular Meeting on October 17 would be at the Whaling Church and there would be a presentation by the Boston Society of Architects. Ms. Briggs questioned whether the MVC had received a copy of the Transit Authority report. None had been received as yet.

A discussion of what was to be on the agenda for September 26 followed.

Mr. Colaneri suggested letting Herring Creek Farm people know about the presentation on October 17.

Mr. Best hoped many people would come to the meeting on September 26.

Mr. Colaneri discussed the commercial aspect of the Housing policy.

Ms. Greene felt that it should be discussed at LUPC first.

Mr. Schweikert restated the LUPC recommendation to have a public hearing on the Kelly Kitchen DRI. A discussion of this matter followed.

On a motion to have a public hearing on Kelly's Kitchen, duly seconded, the members voted unanimously in the affirmative with one (1) abstention (Hall).

Ms. Greene asked Mr. Clifford to explain the Weisner request for determination. Mr. Clifford described the 1977 plan which was approved by the MVC and the present request from the surveyor as to whether the two-lot division would be a DRI. He indicated the 9-acre lot in question and how it was proposed to be divided.

A discussion of the area in question and whether there were wetlands or not on the land followed.

Mr. Colaneri questioned how one would be guaranteed of a division in keeping with what the LUPC had discussed. A brief discussion of this issue followed. A discussion of whether there was a definitive plan or not followed. Mr. Jason reminded all that the question before the Commission was whether a 9-acre parcel divided into two (2) lots was a DRI or not - was it enough of a modification to warrant a DRI public hearing.

A discussion of the 1977 DRI followed.

Mr. Jason moved that the subdivision of the 9-acre parcel was not significant enough to warrant a DRI hearing, duly seconded.

Mr. Colaneri questioned the content of the letter to be sent regarding future subdividability. Ms. Greene explained what the letter should

indicate, one (1) lot slightly larger than three (3) acres and one (1) slightly under six (6) acres.

A discussion of this matter followed. A discussion of procedural matters followed.

On a roll call vote the motion passed 11-0 with one (1) abstention (Hall).

ITEM #7 - New Business - There was none.

ITEM #8 - Correspondence - There was none.

There being no further business, the meeting adjourned at 9:03 p.m.

ATTEST

Jane A. Greene                      9/26/91  
Jane A. Greene, Chairman              Date

Thomas Sullivan                      9/26/91  
Thomas Sullivan,                      Date  
Clerk/Treasurer

Attendance

Present: Best, Briggs, Colaneri, Donaroma, Early, Greene, Hall, Jason, Lee, Schweikert, Sullivan, Wey, Harney

Absent: Bryant, Combra, Hebert, Sibley, Benoit, Clarke, Allen, Davis, Geller, Bolling