

THE MARTHA'S VINEYARD COMMISSION

BOX 1447 • OAK BLUFFS

MASSACHUSETTS 02557

(508) 693-3453

FAX (508) 693-7894

MINUTES OF OCTOBER 31, 1991

MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a continued public hearing on Thursday, October 31, 1991 at 8:00 p.m. at the Martha's Vineyard Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA regarding the following Development of Regional Impact (DRI):

Applicant: Kelly's Kitchen
Great Atlantic and Pacific Tea Company
Richard McCarron, agent
P.O. Box 1270
Edgartown, MA 02539

Location: Upper Main Street
Edgartown, MA

Proposal: Demolition of a structure qualifying as a DRI since the property was the subject of a previous DRI

Alan Schweikert, Chairman of the Land Use Planning Committee, (LUPC), read the Public Hearing Notice of the continued hearing and opened the hearing for testimony at 8:08 P.M.

Mr. Hall left the room.

Mr. Clifford noted that there was nothing new to report from the staff point of view. There had been no correspondence from the applicant.

Mr. Donaroma discussed the meeting between the planning board and the applicant's agent. He felt that some progress had been made and that it was up to the A & P now.

A discussion of what the possible alternatives to this matter were followed.

Mr. Early questioned what the Planning Board would like of the Commission.

Mr. Donaroma asked that the MVC wait until the two parties are able to work out a proposal and then take the matter up again.

Mr. Donaroma discussed how a special committee might handle the situation.

Ms. Bryant questioned whether there was any discussion regarding the apartment unit. Mr. Donaroma indicated there was none.

Ms. Greene questioned what a possible timeframe might be. Mr. Donaroma did not know and discussed the problems of dealing with the A & P.

Mr. Colaneri questioned why not move forward with the decision and

condition settling issue with the Planning Board. A discussion of this matter followed. A discussion of the loss of the housing unit followed.

Mr. Briggs discussed the possibility of moving the structure.
Mr. Schweikert discussed the relationship to the housing policy.
Ms. Greene and Ms. Sibley discussed the purpose of the hearing and a possible continuation.
A discussion of procedure on the application followed.

Mr. Colaneri discussed the closure of the public hearing and of moving forward with the decision.

Mr. Early felt there was no need to rush and hoped that a better proposal would be put forth.
Ms. Greene and Mr. Sullivan both concurred that keeping the hearing open was worthwhile.

Mr. Clifford discussed the administrative problems or lack thereof with continuing the hearing.

There being no further testimony, the hearing was continued indefinitely.

ITEM #1 - Review Discussion - Kelly's Kitchen
Ms. Sibley felt that it would be better to discuss the issue later
A discussion of the Planning Board actions followed.
A discussion of future MVC actions followed.

ITEM #2 - Approval of Minutes - October 10, 1991
It was moved and seconded by Mr. Colaneri. - so voted with 5 abstentions (Bryant, Briggs, Hall, Sullivan, Vanderhoop)

- Approval of Minutes - October 24, 1991
It was moved by Mr. Early, seconded by Mr. Jason to approve as written. - so voted with 3 abstentions (Briggs, Hall, Vanderhoop)

ITEM #3 - Reports
Chairman's Report -
Ms. Greene introduced and welcomed Matthew Vanderhoop as the new Gay Head appointee.
Ms. Greene asked Mr. Simmons to report on his workshop in Washington D.C. Mr. Simmons discussed the workshop and how it would benefit the staff in forecasting traffic.
A discussion of the report followed.
Ms. Greene asked whether the MVC would like to send letters to the appropriate agencies in support of the clean-up.
Mr. Clifford discussed the MVC involvement to date with respect to storm damage assessment.
A discussion of the damage caused by the storm followed.
Ms. Sibley suggested drafting appropriate letters for review.
Ms. Bryant felt that the MVC should do what it needs to do and to send letters as soon as possible.

Mr. Vanderhoop discussed the problems with West Basin. A general discussion of what had happened to the Island followed. The consensus to move forward followed.

Mr. Hall asked what time would be appropriate for the winter meetings. All agreed to use 7:30 P.M. as the wintertime meeting hour.

LUPC - no report

PED - no report

DCPC -

Mr. Early discussed the scheduled meeting of the town boards and groups to begin formulating the regulations.

Legislative Liaison -

Mr. Early noted that the Legislators would be on-island on Friday. Ms. Bryant discussed the problems of having Chapter 831 changed to permit the County Commissioners to appoint a representative.

Mr. Clifford reported on the MVC amendments to Chapter 831. A discussion of this matter followed.

A discussion of the air service to the Island followed. A discussion of what involvement the MVC may have followed. A discussion of the Airport Master Plan followed.

Mr. Early felt there may be some involvement of the PED in this matter. It was suggested that the PED and the Airport Commissioners might meet to determine if there was any help the MVC may offer.

ITEM #5 - Possible Discussion
Kelly's Kitchen - (passed over)

Affordable Housing Policy

Ms. Greene noted that there was a revised copy in the notebooks. Mr. Early discussed the problem with the sliding scale. Mr. Clifford noted the correction needed. Mr. Clifford discussed the changes made in the new copy.

A discussion of what past DRIs may have contributed under the new system followed.

A discussion of how the non-residential section of the Affordable Housing policy would work followed.

A discussion of what would happen to very large developments that removed units and the replacement was small followed.

A discussion of warehouse developments and a fair share proportion followed.

Mr. Hall discussed the possibility of having a committee to help work on this matter. A discussion of this issue followed.

Mr. Colaneri discussed the lack of a written policy for commercial developments. A discussion of this matter followed.

Ms. Sibley discussed the issue of fair share in the contribution.

Mr. Early discussed the equating of dollars to units to make the policy work. A discussion of this issue followed.

Mr. Schweikert discussed the finding of other loopholes and having a new draft developed.

Mr. Early questioned whether there were any figures available from other agencies that would place a value on units. A discussion of this matter followed.

Ms. Sibley discussed the matter of the two aspects of the policy - replacement and dollars.

Mr. Sullivan discussed using assessors figures to base information upon.

Ms. Greene questioned what other jurisdictions do.

Mr. Clifford explained the research done and further expanded on the discussion of fair share.

Mr. Best discussed the issue of ownership of replacement units and the problem of new units and did the MVC want to encourage new units. A discussion of this matter followed.

Mr. Early discussed the maintaining of flexibility for the program and felt the maintenance of housing stock was important.

Mr. Hall discussed the issue of zoning that are not permitted by zoning. A discussion of this issue followed.

Mr. Colaneri discussed having everyone pay dollars. A discussion of this matter followed.

Mr. Jason discussed several options regarding those proposals which did not seem to be sharing the burden fairly and how all may be addressed so that each seems to be treated equally.

Mr. Best raised an issue of the terms "must provide" and the issue of rental units on or off-site. A discussion of this matter followed.

Mr. Best further discussed the issue of rental units.

Mr. Sullivan discussed the last paragraph of the policy and the flexibility afforded therein.

A discussion of rental units in business areas followed.

Ms. Sibley questioned mixed uses and the incentives therefore.

Mr. Early discussed the two issues - replacement units and the square footage figures and felt both were fair and needed to be used.

A discussion of this matter followed.

Ms. Greene suggested that the staff produce a new draft based on the evening's conversation.

Mr. Hall discussed the size of some replacement units and the problems thereof.

Mr. Colaneri noted that the idea was not to hurt the small businessman and discussed the options available to the MVC.

Ms. Sibley discussed the small businessman and how certain items may scare the applicant off.

Mr. Schweikert discussed the mixed use aspect of some decisions and how it may be a problem in various towns when the town boards rule differently on the same proposal. A discussion of this matter followed.

Mr. Clifford discussed the various points of view that had been expressed and felt that the best way to go was in the direction of seeking dollars from all parties. He noted that land would

come from the residential section of the policy, the money from the non-commercial section of the policy.

Ms. Greene asked for something in a draft to be reviewed later. Mr. Early indicated a favorable feeling toward the proposal of dollars and discussed this issue further.

Mr. Clifford suggested that the Commission needed to make the applicant be more creative. A discussion of this matter followed.

Mr. Schweikert discussed the encouragement of on-site units. A discussion of whether hotels fit into a residential or a commercial category followed.

Mr. Clifford discussed the problem of trying to fit all possible uses into little categories.

Ms. Greene asked staff to return with a new draft.

Mr. Jason felt that all should think about the proposal.

Mr. Colaneri felt there should be a policy statement prior to the policy.

Mr. Hall felt there should be public input when working on such a statement.

Mr. Briggs felt there should be some method of what was changed and what was remaining.

Ms. Sibley discussed the wording in the draft and felt that the latter part of the draft may work.

Mr. Early discussed the need for a policy statement.

Mr. Hall suggested further graduation above 5,000 square feet.

Ms. Bryant discussed the impact upon the proposed Airport Business Park of such a policy.

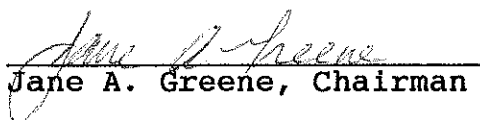
ITEM #7 - Old Business - there was none.

ITEM #8 - New Business - there was none.

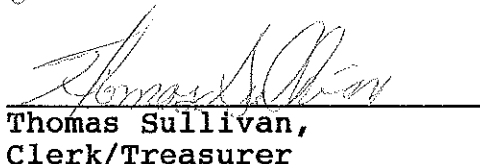
ITEM #9 - Correspondence - there was none.

There being no further business the meeting adjourned at 9:45 P.M.

ATTEST


Jane A. Greene, Chairman

11/21/91
Date


Thomas Sullivan,
Clerk/Treasurer

11/21/91
Date

Attendance

Present: Best, Briggs, Bryant, Colaneri, Donaroma, Early, Greene, Hall, Vanderhoop, Jason, Schweikert, Sibley, Sullivan

Absent: Combra, Lee, Wey, Allen, Geller, Gallagher, Bolling