

THE MARTHA'S VINEYARD COMMISSION

BOX 1447 • OAK BLUFFS
MASSACHUSETTS 02557
(508) 693-3453
FAX (508) 693-7894

Land Use Planning Committee Summary of April 19, 1999 Meeting Olde Stone Building

Members present: Christina Brown, Marcia Cini, Michael Donaroma, Jane Greene,
Megan Ottens-Sargent, Richard Toole and Robert Zeltzer

Staff present: David Wessling

Others present: See attached list

Meeting opened at 5:35 P.M. by Michael Donaroma

Airport Laundromat (DRI #486)

Ms. Greene made a motion to approve the project with conditions. Motion was seconded.

Mr. Donaroma discussed the motion by reviewing the Applicant's landscaping and site plans. With Ms. Greene and Ms. Brown, he commented on the Applicant's choice of plant species (trees) and sizes. They agreed that the size of the trees should range from 10 to 25 feet and that the trees should be mixed in order to present a "naturalistic" appearance.

The members present stated that the Applicant's landscaping plan was acceptable in that it provided sufficient screening of the proposed building. And because of the plan's completeness, it needn't require further review. Ms. Greene and Ms. Brown noted that the plan will be subsequently reviewed by the County/Airport Commission.

Ms. Brown discussed the Applicant's "affordable housing" offer. (See Applicant's Expansion Proposal.) She and other members noted that the offer (\$11,500) exceeded the Commission's minimum financial contribution.

Mr. Donaroma called the vote. Motion passed without opposition. The motion as conditioned will require the Applicant to modify the landscaping plan and allows the applicant to pay the offered "affordable housing" contribution in 2 payments. Mr. Zeltzer and Mr. Donaroma abstained. Ms. Cini and Ms. Ottens-Sargent were not present.

Wind Farm Golf, Inc. (DRI #432M)

Ms. Brown made a motion to accept the proposal without conditions. Motion seconded.

Ms. Brown, Mr. Toole and Ms. Greene expressed their approval of the project. Mr. Donaroma commented on the landscaping/screening of the nets and poles. He suggested that the base of the nets along the Edgartown-Vineyard Haven Road should be screened with additional planting. Ms. Brown amended her motion (seconded by Ms. Greene) by requiring the Applicant to provide additional planting along the road and that the work be inspected by the Committee members and staff.

All the members present voted for the motion as amended. Landscaping conditions of the original application are intended to apply to the subject application

Robinson/Benham Subdivision (DRI #494)

The Committee informally discussed the Windy Gates subdivision proposal. The members agreed to have staff work with the Applicant's engineer and Town committees so that an adequate walking path (easement) to the Town Forest could be proposed as a possible condition of the project's approval.

Mr. Zweltzer described the property and possible trail routes. Other members also participated. Mr. Donaroma, noting that the public comment period remains open, suggested continuing the discussion to the May 3, 1999 LUPC meeting. The members agreed with him.

Other Business

The members discussed the status of their request to Counsel as to special permits and DRI referrals. The members also reviewed the Executive Director's memorandum concerning the issue. Members, citing the Tisbury Wharf project as an example, continued to debate the meaning of "change of use", "alteration", "intensity of use" and other terms/definitions. Mr. Donaroma, Ms. Brown, Ms. Greene, Mr. Zeltzer and Ms. Cini participated.

Staff informed the members of the newly referred aspect of the Tisbury Wharf (dolpfin/sister piles).

Before concluding the meeting, member talked about the referendum questions (town elections) concerning "growth" management. Members commented on the implications of limiting building permits, the imbalance of the Island's housing stock, the Island's "gentrification/mansionization".

The members asked staff to arrange a meeting between the LUPC and the Regional Housing Authority in order to define and strengthen the Commission role in producing "affordable housing".

Meeting adjourned at 6:30 P.M.

Summary prepared by David Wessling