

# THE MARTHA'S VINEYARD COMMISSION

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

Members present: Christina Brown, Michael Colaneri, Jane Greene, Lenny Jason,  
Richard Toole

Staff present: David Wessling

Others present: Doug Hoehn

Meeting opened at 5:40 P.M. by Christina Brown

### Moore Subdivision (DRI #494)

Mr. Hoehn reviewed the proposal which had recently been the subject of a "concurrence" vote by the Commission. His review included a summary of the land's DRI history, location and size.

Referring to a draft subdivision plan, Mr. Hoehn described the Applicant's offer to limit the use and development of the property. The principal restrictions are as follow:  
create 2 "buildable" lots and 1 lots controlled by a Conservation Restriction;  
each "buildable" lot will be limited to a residence having a footprint no larger than 3,000 sq.ft.;  
guest houses will not be permitted;  
building heights will not exceed the lesser of 24' or the tree canopy height; and  
buildings will be setback 50' from abutting property lines, 100' from wetlands, and 400' from Middle Cove.

Other restrictions will pertain to the use of the beach, boat launching and hunting.

The "no build lot" will be governed by a Conservation Restriction (to be granted to The Trustees of Reservations).

Mr. Colaneri, and Ms. Brown asked questions about further subdivision and building envelopes. Mr Hoehn showed the "envelopes" on the draft plan. He agreed to present a detailed plan at the public hearing. Also, he agreed to present a formal document - a covenant or memorandum - which will specify the use and development restrictions.

Mr. Colaneri asked that the plan for the public hearing indicate flood plain boundaries, paths and the Coastal District limit.

Mr. Jason, Ms. Brown and Mr. Colaneri discussed the issue of affordable housing. Mr. Hoehn did not make an offer (as none is required).

Mr. Colaneri commented on the tax benefits of the "no build" lot and the lack of public access. He suggested that an "in lieu of taxes" agreement would be appropriate.

Mr. Jason asked the Members present "is he all set [for the public hearing]?" All agreed that a public hearing should be scheduled contingent on the receipt of the requested information. [Hearing tentatively scheduled for August 26, 1999.]

#### **Other Business**

Discussion of the Robinson/Benson subdivision "public access".

Mr. Jason reported on the Gazette/WBUR forum held on July 18<sup>th</sup>.

The Members discussed the Commission's meeting schedule.

The Member discussed the matter being considered by the Cell Tower study group and the growth management study group.

Meeting adjourned at 6:10 P.M.

Summary prepared by David Wessling