

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of November 29, 1999 Meeting Olde Stone Building

Members present: John Best, Christina Brown, Michael Donaroma, Jane Greene,
Richard Toole,
Staff present: Andrew Grant, David Wessling

Others present: Douglas Hoehn

Meeting opened at 5:36 P.M. by Michael Donaroma

Ben Franklin Real Estate Trust (DRI #513)

Mr. Hoehn introduced himself before explaining how the site plan is changing. Referencing a "sketch" plan, he showed the location of the "primary" parking area - in front of the proposed building along the Holmes Hole Road boundary - and the "secondary" parking area. He defined the "primary" parking area as the place for customers and employees.

He then briefly described the problems involved with repositioning the building. The problems stem from the Tisbury Building Official's interpretation of the "setbacks" required by the Zoning Bylaw.

To the extent practical, though, the building's location will be shifted in order to accommodate additional parking spaces in front of the building.

In reply to Mr. Toole's question, Mr. Hoehn said that the parking area surfaces will be partly paved and partly gravel.

In reply to Ms. Greene's questions, Mr. Hoehn summarized the setback requirements and the Building Official's interpretation.

Mr. Hoehn described the likely uses of the building by eliminating potential uses. The Groundwater Protection District and a public water supply Zone II, "makes the list of uses self-limiting", he said

Mr. Hoehn then described the "medium intensity use traffic" scenario and its likely implications.

Mr. Donaroma and Ms. Sibley asked questions about the location of the parking area.

Ms. Sibley stated that parking spaces should be located behind the building and that additional landscaping material should be planted in front of the building. She favored "undeveloped parking" spaces in front of the building.

There was a general discussion of shifting the location of the building, parking and landscaping. Mr. Hoehn talked about the Zoning Bylaws landscaping requirements. He also discussed the drainage system required by the Groundwater Protection District bylaw.

Andrew Grant summarized his assessment of the traffic, access and parking components of the proposal. His staff notes are appended.

Ms. Sibley responded to Mr. Grant's report by asking questions about the level of service at the intersection of Holmes Hole and State Roads. Ms. Brown asked questions about the estimated average delay times at the intersection. Ms. Greene, Mr. Donaroma, and Ms. Greene asked Mr. Grant questions about the "peak hour" assumptions. Ms. Sibley talked about last summer's weather and traffic volumes.

Ms. Sibley commented on the types of retail uses proposed for the building and traffic generation based on her experience as a State Road merchant. She offered her sales records to Mr. Grant. Ms. Sibley urged the staff traffic analysis to be based on the most intensive retail use of the property.

Following Mr. Donaroma questions about the development potential of the general area and traffic levels; there was a discussion of the proposed building's visibility from State Road and management of runoff/drainage.

Before concluding the discussion, Mr. Donaroma suggested that a site visit should be arranged prior to the public hearing.

Tashmoo Estates (DRI #460)

Mr. Hoehn began by describing the proposal's history. The purpose of the meeting, he said, is to review the Commission's decision and conditions concerning the subdivision's tennis court parking plan. (The decision states, in part, that LUPC shall review the subject parking plan.)

Mr. Hoehn continued by describing the area surrounding the tennis courts, the subdivision improvements that have been completed and showed a parking plan.

Mr. Best asked: "Why so many parking spaces?" Mr. Hoehn explained that the number of spaces is derived from the capacity of the tennis courts. He emphasized that the parking area will not be paved.

Ms. Greene added that the tennis courts have been leased to the Vineyard Haven Yacht Club. She then suggested that the number of spaces should be reduced and that "bike

racks" should be provided. Ms. Sibley and Ms. Brown suggested that the parking area could be landscaped.

Mr. Hoehn described the existing site landscaping.

Ms. Greene urged Mr. Hoehn to eliminate parking spaces numbered 11 and 12 and "put plantings in there", eliminate 2 other parking spaces and plant grass in the entire parking area.

Mr. Donaroma read into the record a letter to the Commission from the owner's attorney regarding a request for certificate of compliance. Mr. Hoehn responded by stating the owners request was a separate matter.

Ms. Sibley made a motion to "approve the parking [plan] as presented but with [spaces numbered] 11 and 12 removed and replaced by bushes and grass". Mr. Donaroma added that a bike rack should be placed in the parking lot. All the members voted in favor of the motion.

Mr. Hoehn, then explained why the certificate of compliance was requested.

Ms. Sibley motioned to adjourn the meeting.

Meeting adjourned at 6:25 P.M.