

# THE MARTHA'S VINEYARD COMMISSION

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## Land Use Planning Committee Summary of April 3, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Marcia Cini, Michael Colaneri, Jane Greene,  
Richard Toole

Staff present: David Wessling

Others present: Bruce MacNelly, Seth Mosher, Leo DeSorcy, Ralph Packer, George  
and Mary French, Tucker Hubbell

Meeting opened at 5:35 P.M. by Christina Brown

### Options in Education (DRI #423)

Bruce MacNelly, project architect, termed his presentation as a pre-meeting and said that a referral would be made by the West Tisbury Building Inspector.

Referencing an architectural model, a site plan, floor plans and building elevations he explained the nature of the proposed changes. One trailer will be removed and will be replaced by a 63'x40' addition. He also described other building "extensions".

He then described the long-range plans.

Mr. Colaneri asked questions about the school's enrollment. Mr. MacNelly stated that there are 140 students and that when the school is completed, the maximum enrollment will be 180 students.

Ms. Brown noted that the purpose of the meeting would be to prepare a recommendation as to the significance of the proposed changes. She then invited comments from the Members present.

Mr. Colaneri commented on the current parking layout and traffic flow. He noted that a definitive traffic and parking plan is needed. Mr MacNelly described the recent parking lot and circulation improvements which prevent "bottlenecks".

Mr. Colaneri added that the parking areas and roads should be paved. There was an extended discussion on the benefits and detriments of dirt roads.

In response to Ms. Brown's questions, Mr. MacNelly described the parking lot, landscaped buffer and traffic flow as more than adequate.

Seth Mosher, a trustee of the school, also stated that there are no problems as to parking and traffic.

Ms. Brown asked the Members if a public hearing would be needed given the insignificant impacts of the proposal.

Ms. Greene asked questions about the size of the faculty. Mr. Colaneri and Ms. Brown asked if the school was anticipating additional staff.

Mr. Colaneri summarized the proceedings: the proposal is in keeping with the school's long range plan, there would be no change in the number of students and that there would be no increase in the number of teachers or staff. Thus his motion to recommend that a "full hearing" is not necessary. Ms. Greene seconded the motion.

Mr. Toole and Ms. Brown agreed with the motion.

Before closing, Ms. Brown explained the next procedural steps to Mr. MacNelly and Mr. Mosher.

#### **SBS (DRI #191M)**

Ms. Brown welcomed Mr. Packer and Mr. DeSorcy to the meeting. After a brief introduction, Mr. Colaneri asked to see the information requested by the Commission at the public hearing.

Mr. Wessling briefly described a modified site plan showing the locations of trailers and containers. Mr. Colaneri asked questions about the trailers and containers.

The Members present discussed the use and status of an unfinished building on the premises, the location of the greenhouse, landscaping, lighting, parking spaces and bus parking and other matters.

Following the discussion, the Members agreed to recommend approval of the project with these conditions:

- Accept the construction plans and site plan as modified by the Land Use Planning Committee (see file).
- Limit the use of the proposed additions to offices and/or retailing.
- Plant 2 shade trees at either end of the building in order to screen the roof of the main building.
- Plant shrubs on the embankment above Old Holmes Hole Road.
- Secure the unfinished building at the rear of the property.
- Permit the continued use of bus staging areas.
- Relocate the greenhouse approximately 20'-25' toward State Road. (See modified site plan)
- Extinguish exterior lights at 7:00 P.M. and use motion-activated lighting.
- Accept the Applicant's offer to contribute \$1,000 to the affordable housing fund.

### **F.O.C.U.S. (DRI #393)**

Mary French, an abutter to the F.O.C.U.S. property presented her statement as to the problem. She stated that F.O.C.U.S. is proceeding with construction in violation of 2 conditions of the project's approval. The conditions (see 2. c. and d.) pertain to recreation areas on the property. The conditions require F.O.C.U.S. to obtain LUPC approval prior to the construction of a basketball court.

Mr. Colaneri asked Joey Pierce, the representative of F.O.C.U.S. to describe the recent activities occurring on the property. He referenced site plans to indicate the location of the recreation areas and landscape buffers as well as the Commission's 1995 decision.

In response to Ms. Greene's questions. Mr. Pierce apologized for the extent of construction activity - clearing trees and moving soil. Mr. Pierce, though, said that he had not asked his contractor to cease "construction".

Mr. Colaneri requested a site visit and stated that F.O.C.U.S. must heed condition 2.d. Mr. Colaneri asked Mr. Pierce to have the recreation area (to be inspected) marked in accordance with the approved site plan.

Ms. Brown recalled a previous meeting at which she promised to inform other abutters of LUPC meetings with F.O.C.U.S.

Ms. Greene and Mr. Colaneri desired to expedite a resolution. He urged the Frenches to discuss the matter with F.O.C.U.S.

Mr. Pierce offered additional explanations as to the nature of noise mitigation solutions.

Ms. Greene and Ms. Cini prompted Ms. Brown to schedule a site visit. The visit will take place on Friday, April 7, 2000 at 5:00 P.M.

Ms. Brown continued the discussion to next LUPC meeting, to be held on Monday, April 10<sup>th</sup>.

### **Other Business**

Mr. Colaneri requested a site visit in re the Martha's Vineyard Refuse Disposal and Resource Recovery District's new site. Mr. Colaneri added that the project should be discussed at the next LUPC meeting. Ms. Greene and Ms. Brown discussed how to inform other Commission Members as to a future site visit.

Ms. Brown informed the Members about the pending review of the DRI checklist by the Policy and Procedures Committee. Mr. Colaneri was wary of such efforts and was skeptical of the full involvement of Commission Members.

Meeting adjourned at 6:44 P.M.

Summary prepared by David Wessling