

THE MARTHA'S VINEYARD COMMISSION

P. O. BOX 1447, OAK BLUFFS, MASSACHUSETTS 02557 • PHONE (508) 693-3453 • FAX (508) 693-7894

1974 25 1999

Together we achieve the extraordinary

Land Use Planning Committee Summary of May 1, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Marcia Cini, Michael Donaroma, Richard Toole
Staff present: Andrew Grant, David Wessling

Others present: David Braga, Peter Vincent, Joseph Hall and Peter Cronig

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

Braga Realty/Granite (DRI #170M)

Ms. Brown began the meeting by explaining the purposes and roles of the LUPC. She then described the history of the project and the expansion of the retail use into the building's basement. Accessory retail uses may be allowed in the basement of building if a Special Permit is granted by the Planning Board. Ms. Brown and Mr. Donaroma also noted the importance of the site in view of the *Upper Main Street Master Plan (1989)*.

Mr. Donaroma and Ms. Brown described the knowledge and skills of the Edgartown Planning Board as to reviewing developments in the Upper Main Street area. Mr. Donaroma stated that, "there aren't any problems that the Planning Board can't take care of." He continued by saying that the Planning Board will hold a public hearing and will discuss: parking, lighting, landscaping and deliveries.

Mr. Donaroma made a motion, seconded by Mr. Toole, recommending to the Commission that it should not hold a DRI public hearing.

All the Members present voted in favor of the motion. (Note: Ms. Cini was not present.)

Black Dog Bakery Cafe (DRI #522)

Ms Brown welcomed Mr. Hall to the meeting. She then outlined the meeting procedures and presented background information about the proposal - the placement of an historic railroad car on the premises.

She then invited Mr. Hall to present the proposal. Referencing site plans, floor plans, parking lot diagrams and landscape concept sketches, Mr. Hall described the development of the bakery cafe in 1995. (His remarks were intended to

clarify the events leading to the placement of the railroad car.) He emphasized meetings with officials of the Town of Tisbury and the Commission as to the scope of the project and concluded by saying the bakery cafe did not qualify as a development of regional impact.

His review of the project's history included a detailed discussion of parking layouts and flow of traffic - deliveries to and from the bakery cafe, customer access and parking and employee parking.

Ms. Brown asked questions about the types of permits that were required in order to develop the bakery cafe. Mr. Hall replied that all the uses proposed in 1994/95 were permitted as of right. The parking layout was reviewed by the Planning Board.

Peter Cronig, Chairman of the Tisbury Planning Board, recounted the Board's review. He recalled that the restaurant approved by the Board had fewer seats than currently exist and added that the recently enacted groundwater protection by-law affects the placement of the railroad car.

Mr. Donaroma spoke about information that will be needed at the public hearing. He encouraged Mr. Hall to work with the Andrew Grant to devise a traffic assessment scope.

Mr. Hall continued his presentation by displaying several alternative parking layouts and a landscape concept plan. Again, Mr. Hall discussed the flow of traffic on the site, on the adjacent lot (Merchants Mart) and off-site (SBS and the former bowling alley), shared parking and walking paths.

Mr. Donaroma then asked questions about landscaping and the possibility of off-site employee parking. Mr. Donaroma suggested planting shade trees in order to "soften" the appearance of the bakery cafe as seen from State Road. He concluded by directing Mr. Grant to determine the number of parking spaces needed for the restaurant and provide traffic safety information to Mr. Hall.

Mr. Cronig informed the Committee that shared parking arrangements are not allowed as per the Tisbury Zoning By-law.

Ms. Brown requested a master plan of the Black Dog properties. Mr. Hall agreed to provide a short-term plan. A long-term plan, though is impractical because the location of the catalogue store may change.

Ms. Brown also spoke of the need for a traffic assessment. Mr. Hall answered her comments by saying that Doug Hoehn has been retained in order to review the parking layout and traffic flows within the site and pedestrian activity (crossing State Road).

She then summarized the information that will be needed prior to the publication of the public hearing notice:

- a site plan showing landscaping, lighting and customer amenities,
- a traffic assessment dealing with parking lot designs, vehicular traffic flows and pedestrian movements,

an interim master plan, and
a description of the railroad car's preservation and maintenance program.

Mr. Hall Then discussed the state of the railroad car, its current location and use, and restoration plans. He stressed that the application before the Commission does not involve any public use. In response to Mr. Donaroma's questions He also said that a 3-D rendering of the railroad car and the restaurant will be submitted.

A motion to adjourn the meeting was made, seconded and voted.

Meeting adjourned at 6:35 P.M.

Summary prepared by David Wessling