

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 September 18, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Michael Donaroma, Jane Greene, Richard Toole

Staff present: David Wessling

Others present: Russell Bowes, Doug Hoehn, Jeremiah Makenty, Sharon Purdy

Meeting opened at 5:41 P.M. by Christina Brown

Edgartown National Bank (DRI #508)

After a brief introduction, Ms. Brown inquired about correspondence received by the Commission during the public comment period. She then asked Mr. Wessling to read into the record a letter from Michael Hall, Chairman of the Tisbury Planning Board. Afterwards, she read aloud a letter from Mr. and Mrs. Thifault, owners of property abutting the proposed bank site.

A third letter, from Peter Cronig, was summarized by Ms. Brown

[Note: The referenced letters are in the project file's correspondence folders.]

Ms. Greene made a motion to approve the project. Mr. Toole seconded the motion.

During the discussion of the motion:

Mr. Toole commented favorably on the project's benefits but was uneasy with the zoning issues as stated in the Planning Board's letter.

Ms. Brown and Ms. Greene disputed the Planning Board's interpretation of the Zoning Bylaw. They pointed out the appropriateness of the Bank's request for a Special Permit from the Tisbury Zoning Board of Appeal.

The Members reviewed and accepted the Applicant's affordable housing offer of 4 annual contributions of \$5,000 to the affordable housing fund and a continuation of the Bank's low interest loan programs for first-time home owners.

The building and landscaping plan were accepted as presented except that decorative columns were eliminated.

The Members deferred discussion of exterior lighting. The subject will be reviewed at the Commission's September 21st meeting.
The Members asked the Staff to review the proposed signage.

After the discussion, Ms. Greene, Ms Brown and Mr. Donaroma voted in favor of the motion with conditions as discussed. Mr. Toole abstained.

Mackenty Subdivision (DRI #533)

Doug Hoehn, the Applicant's agent presented the proposal. Referencing the plan of the proposed subdivision, Mr. Hoehn explained how the 44 acre lot would be subdivided, resulting in 9 new lots. The lot sizes would range from 3.21 acres to 9.23 acres.

At Ms. Brown's request, Mr. Hoehn described the relationship between the proposal and the previous DRI (Meeting House Golf Club). Mr. Hoehn also described the access roads that would serve the lots.

Mr. Donaroma asked Mr. Hoehn how many lots could be created and the number of bedrooms proposed. To the first question, Mr. Hoehn replied 14 lots. And to the second, Mr. Hoehn said that the proposal would comply with Edgartown Board of Health requirements.

Mr. Mackenty, the property owner, explained that 4 lots (Lots 29-32) would be set aside for his children. The remaining lots would be sold to an abutting property owner. One of the "non-family" lots (Lot 28) would be used to satisfy the Commission's affordable housing policy.

Mr. Mackenty's presentation emphasized preservation of the open field.

Ms. Brown asked if a formal conservation restriction, covenant or easement was available. Mr. Mackenty and Mr. Hoehn explained that such documents were in preparation and that development envelopes would be shown at the public hearing.

Access to the pond was described by the Applicant, his representatives and the Members (See walking path through Lot 36 shown on subdivision plan.)

Mr. Hoehn then outlined the general areas available for development.

Ms. Greene asked several question about the "homeowners' association".

Returning to landuse planning matters, both sides discussed a schedule of land uses. Mr. Mackenty tentatively agreed to provide a percentage based land use schedule. He also agreed that the finalized plan will include development and landscaping envelopes.

Meeting adjourned at 6:39 P.M.

Summary prepared by David Wessling