

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of October 23, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Marcia Cini, Leonard Jason, Richard Toole
Staff present: David Wessling, William Wilcox

Others present: John Curelli, Steven Faust, Stuart Johnson, Bruce McNelly, Mike McGrath and Glenn Provost

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

Rattner Pier (DRI #527)

Ms. Brown began the session by summarizing the proposal as presented at the public hearing and noting that the proposal had changed. She then called on Glenn Provost, the Applicant's representative.

Mr. Provost described the new proposal - a 24' long fixed pier with a 100' long attached floating pier. After some sparring between Ms. Brown and Mr. Provost, Mr. Provost described the contents of letters from West Tisbury's Acting Harbormaster and Shellfish Constable. The Town officials did not envision the pier's harm to navigation or eel grass beds.

Mr. Wilcox asked questions about the pier's proximity to eel grass beds. Mr. Provost's reply emphasized that the **24' pier**, unlike the original proposal, would not damage the eel grass beds.

Mr. Toole asked for a clarification concerning the referral. Mr. Provost explained the joint referral from West Tisbury's Conservation Commission and Zoning Board of Appeals. His comments also included a review of a District Court judge's order. Mr. Toole's was assured by Mr. Provost that the proposal, if approved by the Commission, would be subject to public hearings and approvals by both local boards.

Mr. Wilcox resumed his questions to Mr. Provost by asking how mean high water was determined. After Mr. Provost's explanation, Mr. Wilcox said, "I can't really see that [the pier] will...lead to any erosion issues".

Ms. Brown asked question about the size of rocks in the water. Mr. Provost described

the vicinity of the pier as a "sandy beach".

Mr. Toole then brought up the matter of maintaining the proposed structure and its seasonal removal. Mr. Provost's responses were followed by questions from Mr. Wilcox as to the structure's height above mean high water.

Ms. Greene reported that the Applicant's present pier/float is in place. Mr. Provost disputed her comments and explained that he recently visited the site with a West Tisbury Selectman. At that time the pier decking and float had been removed. She then stated the structure had been removed to the beach to which Mr. Provost replied that that had never occurred.

Ms. Brown changed the subject by inquiring about the "stability of the barrier beach over time". Mr. Toole added that "it would be better for the barrier beach if [the proposed pier] were not located on the barrier beach". Ms. Brown added that "what might have an impact on the beach would be getting to-and-fro the pier". She said to Mr. Provost that "It would be helpful to have a picture of the path". Mr. Wilcox suggested that a map showing the historical changes in the coastline would also be helpful. Mr. Toole agreed and returned to his remarks as to maintenance of the proposed structure.

In reply to questions about alternative pier locations, Mr. Provost said that it would be difficult because a new Chapter 91 license would be needed. Ms. Brown disputed the difficulty.

Before closing the meeting, Ms. Brown asked if there were "any other issues to be discussed". Mr. Wilcox asked about the type of wood piles. Mr. Provost and Mr. Wilcox agreed that locust or "green hard" would be used rather than pressure treated lumber. Ms. Brown suggested oak even though oak would need to be replaced every "few" years.

With that, Ms. Brown thanked Mr. Provost.

Beach Road Realty Trust (DRI #535)

Ms. Brown introduced the project architect, Bruce McNelly, and asked him to present the project.

Referencing site and building plans, elevation drawings, renderings and a dimensioned model, he described building's history, the surrounding area and nearby architectural styles. After his orientation, he stated that the proposed 2 story "professional" office building would:

- occupy approximately the same footprint as the "old bowling alley",
- contain approximately 6,900 sq.ft. per floor,
- contain a conference room overlooking Vineyard Haven harbor,
- be "stepped" in order to reduce the building's mass,
- be landscaped, and
- be accessed from an adjacent lot via an easement.

He also discussed a one-way flow of traffic from Beach Road to Lagoon Pond Avenue

as well as the parking lot layout.

As to the on-site disposal of wastewater, the Applicant will be seeking a variance from the Board of Health in order to use the present septic system until the proposed Tisbury sewer system is completed. He said that the site has been allocated 1,000 gallons per day, the office building will generate 800 gallons per day and the current capacity of the septic system is 440 gallons per day.

He then outlined the reasoning for building's design. Presence, minimization of mass, and compatibility were some of the design themes.

Mr. Wilcox and Ms. Brown requested additional information about the Board of Health's pending approval. She also requested the Applicant's affordable housing offer.

Ms. Cini asked for additional information concerning traffic impacts from the proposed use. Mr. McNelly agreed to work with the Commission's Staff and would produce an impact report.

Mr. Jason questioned Mr. McNelly about the height of the proposed building, the flood elevation and a "service road" easement. Ms. Brown and Ms. Cini welcomed Mr. Jason's "service road" concept. Mr. McNelly indicated his client's willingness to consider such a "service road".

Exterior lighting would be "bollard" types according to Mr. McNelly.

Summarizing the additional information needed prior to the public hearing, Ms. Brown listed:

- a traffic study,
- an affordable housing offer,
- Board of Health information,
- compliance with the town's by-laws (e.g., zoning),
- drainage,
- landscaping and lighting,
- easements
- and interior layouts.

Ms. Brown thanked Mr. McNelly and then adjourned the meeting for a 10 minute break.

Herring Creek Trust Subdivision (DRI #500)

Members and Staff continued their discussion of recommended conditions.

Bill Wilcox, referring to his October 23rd memo outlined recommendations pertaining to mounded septic systems. Mr. Jason asked questions about the height of mounds and approval needed for such systems from the Edgartown Board of Health.

Ms. Brown, brought up a related matter - the proposed number of bedrooms. She discussed Ms. Sibley's comments made at the Commission's October 19th meeting. The Members present were not persuaded by Ms. Sibley's density reduction argument.

With respect to the proposed beach association, the Members discussed a parking lot to be located on the adjacent "Blue Heron" lot. The Members reviewed Staff's suggestion for phasing-in of parking spaces based on performance standards. The intent of phasing is to accommodate the interests of neighboring property owners.

The tenor of the discussion seemed to be that a trial number of 30 parking spaces for 60 holders of beach rights along with appropriate performance standards would be the basis for a recommended condition of approval...[tape becomes increasingly inaudible].

Meeting adjourned at 7:23 P.M.

Summary prepared by David Wessling