

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of October 30, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Marcia Cini, Michael Donaroma, Ben Hall,
Megan Ottens Sargent, Linda Sibley

Staff present: David Wessling

Others present: See attached list

Meeting opened at 5:37 P.M. by Christina Brown

Mahoney's Garden Center (DRI #528)

Referencing site and building plans, Jarek Pasicki (the Applicant's representative) outlined the project's scope. First, he discussed the current layout and uses of the 6+ acre parcel. He then described the new 10,900 sq.ft. structure. A new retail garden center/nursery greenhouse is needed he said because his company wanted to:

- prolong the "shelf-life" of plant material,
- grow more plant material (thus reducing freight shipments from the mainland and reducing reliance on off-Island suppliers),
- improve the "customer" flow,
- improve the shopping experience and
- "beautify the area by creating a garden park".

He emphasized that the ground area devoted to retailing and display would not increase. An existing greenhouse - 2,200 sq.ft. - would be removed. Essentially, the outdoor sales and display area would be enclosed.

Before closing his presentation, Mr. Pasicki stated that a cafe or restaurant is not part of the proposal, described the delivery schedule and said that the existing parking area with its 2 entry/exits would remain as they are now located. The parking area's appearance would be improved, he said, by paving to reduce dust and by upgrading the drainage system.

Mr. Hall asked questions about the new building's height [18' with a 30' atrium] and the amount of retail sales space [4,300 sq.ft.].

Ms. Brown asked questions about the size of the proposed structures and direct Mr. Wessling to prepare a "before and after" comparison.

Mr. Hall, again, asked Mr. Pasicki for information as to the new building's height. Mr. Hall and Ms. Brown likened the new greenhouse to the Thimble Farms greenhouses. Mr. Pasicki agreed to submit photographs of a similar greenhouse constructed by his company.

Mr. Toole discussed the proposal's compliance with the Oak Bluffs Zoning Bylaws. Mr. Wessling said that he would research the matter.

Mr. Hall asked questions about exterior lighting. He was also interested in the amount and manner of storing fuel on the site. Mr. Pasicki said he would provide additional details.

Next, Ms. Brown asked Mr. Pasicki questions about water use. Again, Mr. Pasicki agreed to provide additional details.

Ms. Sibley asked Mr. Pasicki why it would be necessary to cover the present outdoor plant display area. He repeated his earlier remarks. Ms. Brown then asked more questions as to deliveries to and from the site. He said that if the nursery is successful then the number of shipments from the mainland would decline.

Mr. Toole questioned Mr. Pasicki about the number of parking spaces. He replied that there would be no additional parking spaces. Mr. Toole then asked about chemical fertilizers, insecticides, etc. Mr. Pasicki explained how Mahoney's uses biological methods to control pests. Mr. Toole then discussed the drainage improvements with Mr. Pasicki.

The subject of water use was brought up again by Ms. Ottens-Sargent.

At the end of the meeting, Ms. Brown explained the Commission's affordable housing policy. Mr. Pasicki explained that Mahoney's maintains a nearby house for its employees. After further discussion, Mr. Pasicki agreed to take the subject up with the Commission's Staff.

The last planning issue discussed was the matter of traffic and parking. Generally, the Members did not see the need for a full traffic study given that the area devoted to retailing would not change significantly and that the parking area is more than sufficient for the current clientele.

Before adjourning, Ms. Brown and Ms. Sibley stated that the Applicant should proceed to the public hearing stage. Ms. Sibley suggested that a site visit would be appropriate.

Black Dog Cafe (DRI #522)

The purpose of the meeting was to review information submitted during the public comment period and to formulate a project recommendation.

Topics of discussion were:
parking and traffic flow,
pedestrian activity,

the state of the "campus" plan,
completion date, and
landscaping.

The Members voted unanimously to recommend approval of the project with the following conditions:

- planting of 3 shade trees (London Plane, American Liberty Elm, Maple and/or Oak),
- completion of the railroad car's first restoration phase by May 21, 2001,
- placement of signs to direct customers to parking areas,
- discourage pedestrian crossing State Road by encouraging retail on the Cafe's premises,
- encourage Black Dog's management to participate in the State Road Corridor Task Force,
- extinguish exterior lights immediately after the nightly closing of the Cafe, and
- acceptance of the Black Dog's affordable housing offer.

Herring Creek Trust Subdivision (DRI #500)

During Ms. Brown's introduction, she reminded the Members of the project schedule - an oral vote on November 2nd, a written vote the following Thursday with the deadline set for November 13th.

After debating some procedural matters, Ms. Sibley in her remarks suggested a request to the Applicant in order to extend the deadline to November 20th. However, there was no agreement by the Members to do so.

Ms. Sibley continued. She said that the Applicant's proposal had "come a long way... but a few issues remained "problematic". Her vote she said would be "dependent on the 'right' conditions".

Ms. Brown generally agreed with Ms. Sibley but warned against imposing too many conditions. Mr. Donaroma, Ms Cini and Mr. Toole joined the discussion.

Ms. Brown reviewed the conditions that had been generally accepted at the October 23rd meeting:

- prohibit "mounded" septic systems,
- limit the number of bedrooms per house,
- control the release and number of "beach" rights, and
- protection of designated agricultural areas - the East and Central Fields.

Mr. Hall asked if Staff had reviewed the proposed Homeowners Agreement and other such documents as a source of conditions. Ms Brown intervened and said that she would speak with the Executive Director.

During the meeting, the Members debated:
development envelope locations,
uses of the "common" areas, and
agricultural practices.

Ms. Sibley spoke at length concerning promoting genuine agriculture as part of a Island-wide "self sufficiency" campaign. She railed against "faux farming" which the Trust's plan would abet. In the end, she labeled the agricultural use of the fields as mere "landscaping".

Afterwards, the Members discussed Bill Wilcox's memo concerning the use of the East Field and nitrogen loading effects on Edgartown Great Pond. Mr. Donaroma favored a flexible farm management plan as did Ms. Brown. Most Members agreed that monitoring of the East Field will be required and that the Edgartown Conservation Commission as the proposed overseer of the field would be the logical entity to monitor agricultural practices at the East Field.

Mr. Hall questioned the size and location of the proposed development envelopes. He suggested:

- shifting the development envelopes on lots 28 and 29 eastward,
- altering the development envelopes on lots 6-9, and
- moving or eliminating the development envelope on lot 22.

Ms. Sibley generally agreed with Mr. Hall and stated her preference for more "clustered" lots. She cited lots 7 and 9 as being too close to the pond and too close together. She went on to discuss the proposed number of bedrooms and the density of development. At the conclusion of her argument, she called for eliminating 4 lots and accepting the Applicant's plan for 6 bedroom houses.

The Members discussed Ms. Sibley's modification. Although there was no resolution of the matter by the end of the meeting, Mr Donaroma requested the Staff's evaluation of the Hall/Sibley concept.

[The meeting summary was prepared from David Wessling's notes.]

Meeting adjourned at 7:35 P.M.

Summary prepared by David Wessling