

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of February 5, 2001 Meeting Olde Stone Building

Members Present:

Richard Toole, Chair
Michael Donaroma
Linda Sibley

Staff Present:

Christine Flynn
Jennifer Rand
William Veno

Others Present:

Please refer to the attendance list.

Meeting opened at 5:32 PM by Richard Toole.

Vineyard Youth Tennis, Inc. (DRI #539)

Discussion began with Mr. Toole asking the applicant Mr. Alan Schweikert to begin his presentation. Mr. Schweikert gave a brief overview of the project. The facility has locker rooms but no showers. The current septic system does not have the capacity to accommodate showers. The screening and landscaping plans have been submitted. A Conservation Restriction of fifty feet has been given to a local agency. There will be a buffer of 200 feet on Edgartown Road. A traffic study is being conducted by traffic consultant Mr. William Scully. The entrance to the facility will be located 300 feet from the Deer Run entrance. All signage will appear on Barnes Road.

It was then asked of the applicant what was the total area of the Conservation Restriction? Discussion then turned to the issue of the meaning of "conservation". Ms. Sibley and Mr. Donaroma were quick to point out that in this instance the word conservation referred to a scenic vista rather than an actual habitat.

In general, the applicant emphasized that the development would have "no significant impact". Mr. Schweikert then pointed out that the color of the bubble(building) would be a light gray. The color was chosen to minimize the visual impact of the building.

Members of the Committee then asked specific questions of the applicant. Some of the questions ranged from the hours of operation during the summer season and the winter season. Commissioners wanted to know which hours of the day would be peak operating times. The applicant stated that the facility would close at 8:00 PM in the evenings. During the school year, the peak hours of operation would be between 3:00 - 5:00 PM Monday through Friday. The tennis program schedules would be based on a Town by Town or rather school by school basis. The applicant was unsure of the demand for the months of July and August. The applicant did point out that since the tennis programs are designed for the schools, there would be car pooling as well as students bicycling to and from the facility. The applicant also estimated the facility would be used primarily by students from kindergarten through the eighth grade. The age limit is twenty one.

The applicant pointed out that the Vineyard Youth Tennis, Inc. was a Massachusetts charitable organization. Mr. Schweikert also stated that they were seeking to receive a special permit from the Zoning Board of Appeals to build the facility not to change the current zoning within the area. The applicant continued by stating that the Town would not loose taxes if the project went bankrupt.

The members of the committee then listed several areas which may be of some concern such as lighting, traffic, parking, and landscaping. The members also advised the applicant to elaborate on reasons why the project will be positive for the community. During the public hearing, it is beneficial to provide certain background information.

McNelly/Cohen Professional Building, (DRI #535)

Mr. Bruce McNelly began his presentation by displaying several enlarged photographs of the various buildings on Beach Road in Tisbury. Mr. McNelly stated that building had been staked out with a twenty-eight feet high ridge pole. Mr. McNelly went into some detail about character issues. Mr. McNelly emphasized that no building is the same on Beach Road. The architectural designs of the buildings along Beach Road are unique and varied. The applicant directed the members to examine the photographs. Mr. McNelly pointed out one feature that the majority of the buildings had in common which was the door entrances were on the side of the building rather than the front.

Ms. Sibley then asked how much of the original building still remained. It was answered that over two thirds of the original building was gone.

Mr. McNelly stated that he would like to improve the overall area. One way to accomplish this is to make the access to the harbor more open and inviting. The applicant went into some detail about his vision for the area. Mr. Sean Murphy who is the attorney for the applicant began to speak about more specific issues. Mr. Murphy stated that there would be no retail stores because this was to be a professional office building. Mr. Murphy stated that the traffic study was not

adequate. But he believed that the professional building will have a less intensive use in generating traffic because the original building was a car rental. It was pointed that there is an easement between the building and the gas station. The setbacks in Vineyard Haven are a minimum of four feet with a maximum of twenty feet.

Members briefly discussed parking and septic issues. It was determined that there is a lid on the upper limit of parking spaces that could be made available for the applicant's use or for the applicant to rent out the parking spaces. Members then advised the applicant to sit down with the Tisbury Harbor Review Committee. The applicant stated that he had been in contact with the board and was currently reviewing the Town of Tisbury Waterfront Commercial District standards and guidebook. Members of the committee advised the applicant to encourage the town to participate by appearing at the public hearings. It is important to figure out if this project is what the town wants. Members encouraged the applicant to continue discussion with the Town Boards. The applicant mentioned that he was shooting for March 15, 2001 for a public hearing date.

Fifty-one N. Water Street Realty Trust, (DRI #538)

Mr. Norman Rankow began his presentation by stating that the project was referred to the Commission under the checklist item of creating ten rooms for rent. Mr. Rankow stated that an Environmental Impact Statement had already been submitted. Mr. Rankow mentioned that the project location was within the one hundred year flood plain district.

At this time, Mr. Rankow introduced Mr. Patrick Ahearn. Mr. Ahearn who is the principal architect for the project handed out booklets which contained sketches of the structure as well as the street map of downtown Edgartown and the location of the project to the committee members and staff. Mr. Ahearn briefly went into some detail about the project. Members then questioned the applicant about traffic and parking issues.

Mr. Richard McAuliffe who is General Manager of the Kelley House Hotel told the members that there are twelve off street parking spaces and that there were also forty-two parking spaces for the fifty-three rooms in the Kelly House. Mr. McAuliffe also stated that he has been in working with Ms. Angie Gompert of the Vineyard Transit Authority to come up with mitigation measures to alleviate traffic in downtown Edgartown.

Members of the Committee then cited several issues which maybe of some concern. Lighting, landscaping, trash removal, service entrances, delivery and loading zones and bicycle racks were among the general issues to that may be discussed at the public hearing.

Ms. Sibley asked if a permit was needed for sewer hook up. Mr. Rankow responded that no permit was needed.

Mr. Toole then asked the applicant about the affordable housing contribution and the number of employees. Mr. Rankow referred to a letter that was submitted to the DRI file which stated that an offer of \$3,500 would be made. Mr. McAuliffe stated that at most two new employees would be needed to service the ten rooms.

Meeting adjourned at 6:55 PM.

Summary report was prepared by Christine Flynn from written notes.