

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of February 26, 2001 Meeting Olde Stone Building

Members Present:

Christina Brown
John Best
Jennie Green
Linda Sibley

Staff Present:

Jennifer Rand
Bill Wilcox

Others Present:

Fred Walter
Jennifer Greene

Meeting opened at 5:30 PM by Christina Brown

Island Oaks (not yet a DRI)

Discussion opened with a request from Ms. Brown to J. Rand to explain what was in front of the committee tonight. Rand explained that the project developer had placed a request to meet with the LUPC prior to the project becoming a bonafide DRI so that he would have guidance as he moved forward with his plans for the project.

Mr. Walter then explained the project he was working on. The property is a 6.5-acre parcel that has been owned by the M.V. Hospital since 1948. The property is located at the end of Breakdown Lane off Holmes Hole Road in Vineyard Haven. The current plan for the land is 24 units of moderate-affordable housing with 15 two-bedroom and 9 one-bedroom units. They would be zero lot line properties, which would afford each their own yard. The hospital would then own three of the units to house their summer staff, and would like to make the others available first to their employees and then to the Island at large.

Walter then noted he had been to the Planning Board and the Board of Health in Tisbury regarding this project. He said that the Board of Health had told him they had had good success with the Bioclear Nitrogen mitigation system for the septic system, so Walter thought that was what he would use in his project. He said the Planning Board's concern was the adequacy of the access off of Breakdown lane, which was only twenty feet wide. So he would be seeking relief from zoning from the town on that issue. Mr. Best noted relative to access that the Sailors Burial Ground Way (which is at the eastern end of the access road to this project) was on the town warrant to be considered an Ancient Way, which would afford it some special protection that Mr. Walter should be aware of. Walter noted he also would be seeking relief from the current density allowed.

Relative to water issues, B. Wilcox noted that the property was in a Zone II, and in the Lake Tashmoo watershed. He agreed that the Bioclear system probably was a good choice but he would check with DEP for confirmation of levels of mitigation.

Ms. Brown asked if the applicant was familiar with the abutting properties and their uses. Walters answered that the properties leading into the land were commercial properties, the land to the North was owned by the Town of Tisbury and there were some very preliminary plans for affordable housing, and the land to the South was under private ownership and for sale. Brown asked Walter if he had worked with either land owner on a larger plan for all the land. Walter said that he had not spoken with the town, and the land to the South was quite expensive and would require building market rate housing to make the numbers work. Brown said she would like to see at least consideration of a larger plan with mixed-income housing. Ms. Sibley concurred, and noted that the goal would be to not segregate affordable housing.

Sibley then asked if the applicant would actually qualify under Chapter 40B, particularly if the hospital was attempting to reserve the housing for their own staff. Walter said that was a legal question that was going to need to be answered.

Best noted that the Tisbury's Trails Committee might desire access across a small piece of the property in order to access the Burial Ground. Commissioners then noted that information about protection of the abutting cemetery would be useful.

In summary, the commissioners felt the salient issues for this project as it moves forward are adequate access, the potential of mixed-income development combining with other properties, protection of the ancient way and burial ground, applicability to Ch. 40B, cosmetic diversity of the units, possible consolidation thus using less land, building envelopes versus common land between houses and a walking trail easement.

Meeting adjourned at 6:40 PM.