

**Land Use Planning Committee
Summary of April 23, 2001 Meeting
Olde Stone Building**

Commissioners Present:

Richard Toole, Michael Donaroma, Christina Brown, Ken Rusczyk, Marcia Cini, Kate Warner

Staff Present:

Jennifer Rand

Others Present:

Grace Boccichio, Alan Schweikert, Connie McHugh, Ken Martin, John von Mehren

Meeting opened at 5:30 PM by Richard Toole

Discussion with Kate Warner

K. Warner came to the LUPC to talk about increasing towns' involvement in the MVC DRI process. She asked if it made sense to require or at least request that a community send a letter with the DRI referral detailing the town's thoughts about the project. The conversation then went on to whether a community may hold their hearing prior to the MVC hearing to determine what issues the town may have before sending it along to the MVC. M. Donaroma then said that at one time the LUPC member from the effected town would go to the appropriate board in that town and ask for a representative to speak to the project at the public hearing. The LUPC asked for staff to investigate the question of a town holding a public hearing prior to the MVC (*note: according to the statute, the town may NOT hold its public hearing prior to the MVC*). Members of LUPC agreed that it made sense for the appropriate MVC representative to go to the town and ask for a representative at the MVC hearing.

Vineyard Youth Tennis Post-Hearing Recommendation

The LUPC then took up the discussion of Vineyard Youth Tennis. M. Donaroma asked staff for any further information or recommendations to assist them in their decision process. Staff noted that the amended traffic study had been reviewed, and that transportation staff felt the changes in times of operation would alleviate the peak traffic congestion issues. Staff also noted that there were a few primary issues of concern that should be addressed in the conditions, which included the age restriction, the landscaping/screening, the times of operation and the safety issues relative to Goodale's. The conditions suggested are as follows:

1. The court enclosure bubble shall not be erected prior to November 15th of any given year and shall be dismantled no later than April 15th of any given year.
2. The tennis center shall provide services only for youth up to the age of 18 or graduation from high school whichever comes last. Exceptions shall be made to allow for parent/child tournaments
3. The MVC accepts the applicant's landscaping plan ("Landscape; 3/15/2001), the applicant shall come back to the Commission with significant modifications to said plan.
4. The applicant shall erect a two-rail split rail fence screened with a coated metal wire mesh no less than four feet high, following safety regulations for pool enclosures, between the subject property and the abutting property known currently as Goodale's, that runs 100 feet past the edges of the cleared area.
5. The MVC encourages the applicant to work with the VTA to promote use of public transportation to and from the site.
6. The MVC encourages the applicant to delay clearing of overflow parking area until there is compelling evidence of need.

7. The MVC accepts the applicant's offer to work with the town of Oak Bluffs to accommodate predicted changes for traffic mitigation at the blinker.
8. The MVC accepts the applicant's offer of payment in lieu of taxes equal to the amount of taxes the town of Oak Bluffs would collect on the site including an escalator clause for increases in the tax rate.
9. The MVC accepts the applicant's offer of \$3,000 to be given to the Oak Bluffs Resident Homesite program prior to issuance of the building permit.
10. The MVC accepts the applicant's offer to of a conservation restriction, to be given to Martha's Vineyard Landbank. Said CR shall accommodate a bicycle rest-stop, should the town of Oak Bluffs desire, located on the property along Edgartown-Vineyard Haven Road. Said CR shall also include a 10-foot easement along the Western property line and the Northern end of the property to provide for a walking trail.

The Commissioners requested that the applicant provide a copy of the Reversionary Trust prior to the vote on the decision. The LUPC then voted unanimously to recommend approval with conditions.

Meeting adjourned at 6:45 PM.