

**Land Use Planning Committee  
Summary of September 24, 20001 Meeting  
Olde Stone Building**

Members Present:

R. Toole, L. Sibley, C. Brown, A. Woodruff, M. Ottens-Sargent,  
K. Warner, M. Cini

Staff Present:

Jennifer Rand

Others Present:

Attached

Meeting opened at 5:30 PM by Richard Toole

**F&M Realty Trust**

The applicant explained that the project was a subdivision of commercial property on Upper Main Street in Edgartown. Lot #1 was to be a residential lot (and falls into the local residential zoning) and lots #2,3 & 4 would be commercial and fall into the town's commercial zone. There is currently one curb cut onto Upper Main Street and the applicant has stipulated that there will be no more than two curb cuts total. LUPC members then questions why this project needed to go through the public hearing process to which staff answered that subdivision of commercial property was on the checklist not with concurrence. The applicant was asked if it was possible to access all of the lots through the lot with frontage on Curtis Lane. The applicant replied that the town of Edgartown does not allow access to commercial property through residential land. C. Brown offered to bring copies of the Upper Main Street Plan to Commissioners that wanted them.

**Beach Road Realty Trust**

The applicant revisited the LUPC for another informal discussion of the project at 31 Beach Road. After taking into account the past discussions the building design had changed to keep the front at street level. The plan was to have two structures, one with four offices and one with two. The parking remains behind the building, mostly pervious with the exception of the handicapped spaces. The buildings will not have elevators, and will be 27'. The Tisbury Site Plan Review Committee had reviewed the project and with some minor comments were basically in agreement with the design. The tenants of the building would rent with the understanding that parking was limited and they would have spaces available at the Tisbury Park and Ride.