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## **Minutes of the Commission Meeting Held on August 6, 2015 In the Stone Building 33 New York Avenue, Oak Bluffs, MA**

### **IN ATTENDANCE**

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Commissioners: (P= Present; A= Appointed; E= Elected)

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|------------------------------------|-----------------------------------|
| - Tripp Barnes (E-Tisbury)         | - James Joyce (A-Edgartown)       |
| P John Breckenridge (A-Oak Bluffs) | P Joan Malkin (A-Chilmark)        |
| P Christina Brown (E-Edgartown)    | - Yvonne Boyle (A-Governor)       |
| - Harold Chapdelaine (A-Tisbury)   | P Katherine Newman (A-Aquinnah)   |
| P Robert Doyle (E-Chilmark)        | P Doug Sederholm (E-West Tisbury) |
| P Josh Goldstein (E-Tisbury)       | P Abe Seiman (E-Oak Bluffs)       |
| P Fred Hancock (E-Oak Bluffs)      | P Linda Sibley (E-West Tisbury)   |
| - Leonard Jason (A- County)        | P Ernie Thomas (A-West Tisbury)   |
|                                    | P James Vercruyse (E-Aquinnah)    |

Staff: Adam Turner (Executive Director), Bill Veno (Senior Planner).

**Chairman Fred Hancock** called the meeting to order at 7:00 p.m. and welcomed the new MVC Executive Director Adam Turner.

### **1. MARTHA'S VINEYARD MUSEUM PRELIMINARY OVERVIEW**

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Commissioners Present: J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Malkin, K. Newman, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruyse.

**Fred Hancock**, Chairman noted that the presentation for the Martha's Vineyard Museum is a pre-application presentation so the potential applicant can get the project in front of the Commission and receive preliminary feedback. Any comments of the Commissioners tonight are not the opinion(s) of the MVC.

#### **1.1 Preliminary Overview**

**David Nathans**, Executive Director of the Martha's Vineyard Museum, presented the background for the museum.

- He introduced the other presenters; Matthew Oden who is the architect and Dale Garth who is a board member for the museum and the Chairman of the Planning Committee.
- He thanked Fred Hancock and Mark London for having the Commission ask that the museum come before the MVC. The museum came before the MVC four years ago when they purchased the property which is the site of the Marine Hospital.
- The Martha's Vineyard Museum is over 90 years old and was formerly known as the Dukes County Historical Society and the Martha's Vineyard Historical Society. The name

was changed to the Martha's Vineyard Museum in 2006 which was an important change to how the museum operates. The museum preserves and interprets collections that engage and connect to the public for the Island history, art and culture.

- The museum's collections include 30,000 objects, 500 linear feet of manuscripts, 20,000 photographs, 5,000 books and 1,500 oral histories.
- The museum presents exhibitions, stores and maintains collections, offers a museum library for research, works with the schools and hosts lectures and events.
- The museum needs more and better space for collections and exhibition space. In addition the museum needs greater public access as buses are currently hindered in accessing the existing location. The facility also requires meeting and gathering spaces. The museum is striving for a responsible endowment and strengthened membership and partner base. The new museum will provide for the facility and financial needs.
- In February 2011 the museum came to the MVC as they had an option to purchase the 4.0 acre plus Marine Hospital property and did so in September 2011. The front of the Marine Hospital property was cleared of trees and brush with the approval of the Tisbury Conservation Committee.
- The Marine Hospital building has historic importance and the museum can take advantage of the location. The location has room for expansion, is an accessible location and has great views.

**Dale Garth** presented the planning process.

- In 2011 the museum took a series of important and methodical steps to develop the planning process for the new location.
- A Master Plan Feasibility Study was developed and a five year strategic plan was created that incorporated operational elements and financial strategies.
- In the later part of 2012 a fund raising plan was created to accomplish the objectives.
- The Planning Committee was created in 2013 and the process was started with the South Mountain Company doing the first feasibility study.
- The first step to develop a plan was to have the Museum Curator and the Executive Director develop the specifications that are needed to handle the collections and needed meeting space.
- There was a range of specifications and the end result was a minimum of those specifications due to the tradeoff of the money and the requirements.
- The brick portion in the back of the Marine Hospital building is a 1938 addition. Many alternatives have been explored to utilize it but the museum has come to the view that there is not an alternative that would be economically feasible and also from the architectural view it does not make sense to retain that portion of the building. The museum needs climate controlled spaces for archival storage and meeting space. In order to achieve that in the 1938 addition it would shrink the interior footprint so much it does not make it feasible to do so. To maintain the 1938 building would require spending scarce capital that would not be beneficial to the project.
- The plan provides dramatic changes. The setting is a large historic building with accessibility that is close to the Ferry and accessible by buses and also offers 70 parking spaces.

- There will be 3,000 sf of museum quality climate control space and 5,000 sf for collection storage. The large object storage will be 1,100 sf and located outside of the main building.
- The total money needed for the project is \$24,000,000. Philanthropy will raise \$21,000,000 and \$3,000,000 will be from the sale of the Edgartown museum parcel.
- To purchase the property \$3,500,000 was raised. The building renovation and construction and relocation expense will be \$11,000,000. Annual operating costs and costs of transition are \$5,000,000 and the endowment will be \$1,500,000. The sale of the current property will add the final \$3,000,000. To date approximately \$10,000,000 has been raised.
- The project timeline is to finish the fund raising in 2016, have the final design plans in 2016 and start the renovation and construction in 2017 and be open in the new location by the Summer of 2018.

**Matthew Oden** presented a design overview.

- The site plan was reviewed.
- The 1895 historic building is a beautiful example of that period as well as a piece of Vineyard history.
- A design plan was wanted that would have a minimal impact to the historic building.
- The museum did not want to change the view to Lagoon Pond.
- The 1895 building becomes the head piece and iconic image for the museum.
- With the 1938 section removed the building becomes a symmetrical building and provides the possibility of another entrance from the entry courtyard.
- There will be useable outdoor space also accessible from the exhibition wing for flexible programming.
- The floor plans were reviewed and there will be 22,500 gross sf.
- The new wing will be two floors. The main floor will be the galleries and the basement will be for collection storage.
- For the historic building the Museum wanted to take advantage of the views and not block them and the building is not suitable for exhibitions. It will house a staging kitchen, class rooms, children's space with hands on history and non-light sensitive exhibits such as the history of the building. The second floor will be staff offices and a research library that will be open to the public.
- The historic building will be restored as much as possible to the original condition. The first floor exterior will be painted clapboard and shingles on the second floor exterior. The original windows will be saved if possible. The rich details of the building will also be saved.
- Renderings were shown of the interior; the lobby, research library, classroom, flexible meeting space and the gallery.
- There will be a special structure to house the Fresnel lens that will link the historic building to the new exhibition/gallery wing. It will provide public access to the lens. Currently we are learning the special requirements for housing the lens.
- The exhibition wing will be a shingled and naturally sided barn type building that will not upstage the historic building and will be a quiet non-distinct design. There will be 30,000 cubic square feet in the basement for storage. The facility will be state of the art for long term preservation of the collection.

- The large object barn will be a double height space detached building and will be open to the public.
- The front lawn will remain a level lawn to support a tent and will continue to be used for museum galas.
- All parking will be pervious and overflow parking is on reinforced turf.
- The architectural firm's priority is that all of their projects take a responsible position towards design. LEED design and environmental impacts are important to the development of a project as well as how water and protection of the environment is dealt with.

**David Nathans** presented the following.

- An archeological survey was done for the historic preservation of the building.
- The project will be sensitive to the neighbors and the community character. The museum has had the neighbors involved from day one.
- As the property and grass areas have been maintained the museum has been sensitive to the environment and especially to the type of fertilizers that have been used as well as the runoff and the impacts to Lagoon Pond.
- The impact of the traffic will also be considered with the plans for the museum.
- The museum has worked with the Town of Tisbury on pedestrian traffic and vehicular flow for the project as well as the impact to Five Corners with the relocation of the museum to the new site.

## **1.2 Commissioner's Preliminary Feedback**

**Fred Hancock** noted that there will be a pre-application LUPC meeting for the project and suggested that the Commissioners might want to suggest areas for the applicant to address when the application is actually presented.

**Robert Doyle** noted that the environment is an important topic and the MVC is watching out for the degradation of Lagoon Pond.

There was a discussion about wastewater.

- **Joan Malkin** asked if the project would be hooked into the town sewer and encouraged the applicant to think about the nitrogen output for the project.
- **David Nathans** said the museum does not know when the sewer will be available but the intent is to hook up to it when it comes down to Lagoon Pond.
- **Linda Sibley** said the applicant should have conversations with the MVC water planner to determine how to plan until the sewer is feasible.

**Joan Malkin** asked what the visitor count is for the museum. **David Nathans** said that currently in the summer, it is 50 to 100 per day and on a rainy day it increases to 200. The museum's aim is to increase the visitor rate and should increase 30-50% over the first couple of years at the new location and then museums traditionally tend to level off after the "new" factor is gone. The visitor rate for the entire year is 7,000 and 80% of that is in the 3 months of the summer which does not include the 2,000 school children during the academic year. It is hoped that within the first 3 to 5 years in the new location that the visitor rate will be in the range of 15,000 to 20,000 per year and there will be a concentrated visitation over 4 to 5 months. In the shoulder season the museum will do exhibits to encourage visitation. As a comparison Nantucket's museum has a yearly visitation rate of 75,000 to 100,000.

There was a discussion about the pedestrian access to the new location.

- **Katherine Newman** said the plan seems really nice and thought biking and pedestrian flow from the Ferry and public spaces would be good to include in the museum's presentation.
- **Fred Hancock** added that the museum might want to include the connection of the location with the VTA.
- **David Nathans** said the museum has had some preliminary talks with the VTA to have a special route to the museum.
- **Linda Sibley** thought some sort of jitney service from the SSA would receive a lot of reception from the public especially due to the walk from the Ferry to the location as well as the building being on a hillside.

**Linda Sibley** noted that it is good to have the overflow parking on the grass. **Matthew Oden** said there will be 10 staff parking spaces, 35 spaces opened to the public and 25 overflow spaces.

**James Vercruysse** noted that the MVC has a Built Environment Policy that addresses historical structures and the applicant should be aware of that.

**John Breckenridge** noted that LEED certification was mentioned as well as maintaining the original windows and how that will be done will need to be incorporated in the public presentation.

**Christina Brown** said we are still learning about what LEED certification means so in the presentation she hopes for the details on how that would be achieved for the project. The Island has seen public space buildings built and then taken down in twenty years and yet others have remained such as the Court House and she hopes the applicant will speak on how this building will remain for a really long time. **Matt Oden** said the root of sustainability is how a building stands the test of time.

**Josh Goldstein** said he was a former camper at the Marine Hospital location and hoped that chapter of history will be included in the building's history.

**Joan Malkin** noted that the trees appear to insulate the museum from the abutters but the event area could be problematic with regards to night time noise. **David Nathans** said the museum has started preliminary talks with the Town of Tisbury for unplugged music and a limited number of functions. The building can act as a noise buffer to the abutters.

**Joan Malkin** asked what the timeline is to start construction. **David Nathans** said the hope is to start by the end of 2017. **Dale Garth** added the hope is that the planning will be complete in 2016 with the construction starting in 2017.

There was a discussion about the DRI process.

- **Fred Hancock** said it may be in the applicant's best interest to start the application process sooner than later. DRIs have a two year shelf life but the MVC is open to extending that if needed.
- **David Nathans** asked what timeframe may be needed to get through the DRI process.
- **Linda Sibley** stated that the applicant is really organized and has most of the information and with that the process maybe two months.

- **Fred Hancock** said summertime is the worst possible time for a DRI process. He felt late winter would be advantageous and encourages the applicant to have pre-application meetings with the MVC staff for the important areas to be reviewed. It makes the MVC's job easier when the applicant is fully prepared and comes in with a complete presentation so postponement would not be needed.
- **Josh Goldstein** added that two important topics are wastewater and traffic.
- **Linda Sibley** added that night lighting is also an issue to be addressed. To showcase the building and illuminate it at night the applicant would have to defend that since dark skies is preferred for the Vineyard. The applicant should be prepared to talk about their plans for night lighting.
- **Joan Malkin** added that lighting for special events in a tent would also need to be addressed.
- **Katherine Newman** said the number of events would also need to be included in the presentation.
- **Joan Malkin** said the completed landscape plan is often secondary.
- **Matt Oden** asked where the applicant can find the process for a DRI so the expected level of detail can be provided. **Fred Hancock** suggested the applicant talk with Paul Foley who is the DRI Coordinator.
- **Adam Turner** noted that the applicant seems organized and has already prepared a lot of documents. The MVC staff can take the applicant through the balance of what needs to be prepared.
- **Christina Brown** said working with the MVC staff and preliminary meetings with LUPC will be helpful. There may be some changes so the applicant should be prepared for flexibility in the course of the discussions.
- **Doug Sederholm** said the applicant needs to be ready to address in a concrete way those areas that have regional impact, such issues as wastewater and traffic. The MVC will want to know how the building will look from the water viewpoint as that will also have a regional impact.

**Abe Seiman** noted that the Martha's Vineyard Library Association is putting together old photos of the Vineyard sometime in October and the museum may want to be involved in that. **David Nathans** said the museum is involved in the Mass Memory project.

**Fred Hancock** noted that the museum relocation is a high visibility project on the Island and the applicant wants to have as much preparation as possible.

**Doug Sederholm** said it is also good to get the project on TV for public exposure.

*Katherine Newman excused herself from the meeting.*

## **2. ISLAND SOURCE AIRPORT STORAGE DRI 652 MODIFICATION REVIEW**

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*Commissioners Present:* J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Malkin, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruyse.

### **2.1 Staff Report**

**Bill Veno** said the applicant realized a little more headroom space was needed to accommodate the mechanical storage for the self-storage building the Commission approved a few weeks ago. The modification is before the MVC to determine whether it is a significant modification requiring a public hearing.

**Doug Sederholm moved that the modification is not significant enough and does not rise to the level to require a public hearing. Voice vote. In favor: 11. Opposed: 0. Abstentions: 0. The motion passed.**

**John Breckenridge moved and it was duly seconded to approve the modification plan as presented.**

- **Christina Brown** said she assumes that the applicant is asking for a one foot increase in elevation.
- **John Breckenridge** said it appears to be a one to two foot increase.
- **Josh Goldstein** suggested approving with language of up to two feet.
- **Joan Malkin** said the only change is the eave height so the motion should be "as proposed".

**John Breckenridge modified his motion and it was duly seconded to approve the modification as proposed. Roll call vote. In favor: J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Malkin, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruyse. The motion passed.**

### **3. MINUTES**

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*Commissioners Present:* J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Malkin, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruyse.

**James Vercruyse moved and it was duly seconded to approve the minutes of July 9, 2016 as amended by Doug Sederholm who noted that he should be listed as an elected member from West Tisbury and to correct the language on line 333 "the proposed sewer extension is subject to the political process and..." and line 440 should be noted as recorded at the Registry of Deeds. Voice vote. In favor: 10. Opposed: 0. Abstentions: 1. The motion passed.**

**Robert Doyle moved and it was duly seconded to approve the minutes of July 16, 2015 as written but noting that Doug Sederholm be listed as an elected member from West Tisbury. Voice vote. In favor: 7. Opposed: 0. Abstentions: 4. The motion passed.**

### **4. NEW BUSINESS**

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*Commissioners Present:* J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Malkin, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruyse.

#### **4.1 Reports from Committees and/or Staff**

**Fred Hancock**, Chairman, gave an update on the Governor's appointee to the Commission. W. Karl McLaurin feels that since the Governor has four appointees he is still an appointee to the Commission but not a voting appointee. The MVC is still looking for clarification on this. The voting Governor's appointee to the MVC is Yvonne Boyle.

**Fred Hancock**, Chairman, said the retirement party for Mark London will be on August 16, 2015 from 5:00 p.m. to 8:00 p.m. at the Sailing Camp Park. There is limited parking on site and he requested that MVC members and staff park at the Oak Bluffs school where Curtis Schroeder has offered to bus people to the Sailing Camp Park.

#### **4.2 Scheduling**

**Fred Hancock**, Chairman, noted the third Thursday for August 2015 falls during the MV Agricultural Fair and traditionally the MVC does not meet during the fair.

***Linda Sibley moved and it was duly seconded that the August 6, 2015 meeting is the MVC regular meeting for August 2015. Voice vote. In favor: 11. Opposed: 0. Abstentions: 0. The motion passed.***

**Fred Hancock**, Chairman, suggested scheduling for the MVC September 2015 meetings. Traditionally the MVC meets on the first and third Thursday of the month. This year the first Thursday is before Labor Day and suggested that the meetings be scheduled for September 10, 2015 and September 17, 2015. The Commissioners agreed.

#### **4.3 Executive Director's Report**

**Adam Turner** said the first two times he addressed the Commission was during his interviews for the position for Executive Director and tonight he would like to introduce himself to the public. He was educated at the University of Connecticut and the University of Florida. He has been a planner in the Florida Keys and a Senior Policy Advisor to the Governor's office for the Commonwealth of the Northern Mariana Islands. He has lived in the Mariana Islands and came back to Connecticut to take care of his Mother. He has a wife and two children and his family is looking forward to living on the Island. He is excited about the job and it has exceeded his expectations. The MVC staff is incredibly talented and it is an incredibly unique place to work. He thought he was prepared to come to the Island and the MVC but came to the Island and the Commission about eight times to do his homework. He now lives here with his family and is part of the community and looks forward to that and is ready to start in his new position. He thanked the MVC for their support and for hiring him as the Executive Director.

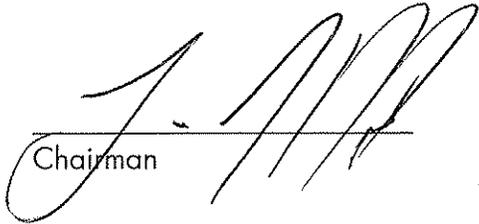
**Adam Turner** noted that the central air conditioning is being installed for the MVC's conference room and will be completed shortly. The system will be a big improvement as well as energy efficient.

The meeting was adjourned at 8:25 p.m.

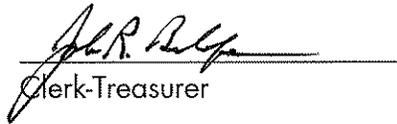
#### **DOCUMENTS REFERRED TO DURING THE MEETING**

- Minutes of the Commission Meeting – Draft, Held on July 9, 2015
- Minutes of the Commission Meeting – Draft, Held on July 16, 2015

- Martha's Vineyard Commission Land Use Planning Committee Notes of the Meeting of July 27, 2015

  
Chairman

9-17-15  
Date

  
Clerk-Treasurer

9/17/15  
Date