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**Minutes of the Commission Meeting
Held on October 21, 2010
In the Stone Building
33 New York Avenue, Oak Bluffs, MA**

IN ATTENDANCE

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

- | | |
|--------------------------------------|--------------------------------------|
| - Bill Bennett (A – Chilmark) | P Katherine Newman (E – Aquinnah) |
| P John Breckenridge (E – Oak Bluffs) | - Ned Orleans (A – Tisbury) |
| P Christina Brown (E – Edgartown) | P Camille Rose (A – Aquinnah) |
| P Peter Cabana (A – Tisbury) | P Doug Sederholm (E – Chilmark) |
| - Martin Crane (A – Governor) | P Linda Sibley (E – West Tisbury) |
| P Fred Hancock (A – Oak Bluffs) | P Brian Smith (A – West Tisbury) |
| P Chris Murphy (E – Chilmark) | P Holly Stephenson (E – Tisbury) |
| - Jim Joyce (A – Edgartown) | P Andrew Woodruff (E – West Tisbury) |
| P Lenny Jason (A – County) | |

Staff: Mark London (Executive Director), William Veno (Senior Planner), Paul Foley (DRI Coordinator), Christine Flynn (Economic Development & Affordable Housing Planner)

Christina Brown called the meeting to order at 8:00 p.m.

1. WAVELENGTHS: DRI 623 – PUBLIC HEARING CONTINUED

Linda Sibley continued the public hearing to November 4, 2010 at 8:30 p.m. at the request of the applicant.

2. MINUTES

2.1 August 5, 2010 MVC Minutes

Christina Brown made comments on the minutes.

- Page 1 Line 43 – “Christina Brown said the Wind Energy Act was not adopted” should add the words “by the Senate by the end of the last session.” She wants it to be clear that it is not dead.
- Page 4 Line 130 – the words “slide” and “a” are transposed

Chris Murphy suggested that typo corrections should just be corrected with the staff and they should not have to be done at the Commission level. The Commission should deal with the substance of the minutes.

Peter Cabana moved, and it was duly seconded to adopt the Martha’s Vineyard Commission Minutes of August 5, 2010. A voice vote was taken. In favor: 11. Opposed: 0. Abstaining: 2. The motion passed.

2.2 August 12, 2010 MVC Minutes

Christina Brown said on Page 9 Line 131 and 132 the vote should read: "In Favor: 12. Opposed: 2. Abstentions: 0."

Chris Murphy moved, and it was duly seconded to adopt the Martha's Vineyard Commission Minutes of August 12, 2010. A voice vote was taken. In favor: 12. Opposed: 0. Abstaining: 1. The motion passed.

2.3 September 16, 2010 MVC Minutes

Peter Cabana moved, and it was duly seconded, to adopt the Martha's Vineyard Commission Minutes of September 16, 2010 as submitted. A voice vote was taken. In favor: 12. Opposed: 0. Abstaining: 1. The motion passed.

2.4 September 23, 2010 MVC Minutes

Fred Hancock said Line 465, the word fryolator was misspelled.

Linda Sibley moved, and it was duly seconded, to adopt the Martha's Vineyard Commission Minutes of September 23, 2010 as spell-corrected. A voice vote was taken. In favor: 10. Opposed: 0. Abstaining: 3. The motion passed.

3. COMMITTEE REPORTS

3.1 Finance Committee

John Breckenridge stated that the Finance Committee will meet on Tuesday, October 26, 2010 at 5:30 p.m. to start reviewing the initial budget.

3.2 Planning and Economic Development Committee

Kathy Newman provided the PED report.

- The Committee last met on October 20, 2010.
- The Committee worked on the definition of agriculture.
- Staff will work on language to be presented to the Committee at the next meeting.
- The next meeting is Tuesday, November 10, 2010 at 12:00 p.m. at the West Tisbury Town Hall.
- Notes of the meeting will be available for review.

3.3 Compliance Committee

The proposed DRI Compliance Procedures are scheduled on the November 4, 2010 agenda.

3.4 Wind Energy Plan Work Group

Doug Sederholm gave the report on the public meeting/presentation on the Rhode Island Ocean Special Area Management Plan that took place on October 21, 2010.

- The RI Ocean SAMP covers the state and federal waters south of Rhode Island, between Martha's Vineyard and Long Island. This plan will be used to make decisions on potential wind energy development in an Area of Mutual Interest identified jointly by Rhode Island

and Massachusetts, which is approximately twelve nautical miles off of Martha's Vineyard.

- Data on avian, recreational and commercial boating, commercial fishing, and marine mammals was reviewed.
- There is no significant data on the impact on large marine mammals. The wind farms in Europe do not have populations of large marine mammals close by. There are large populations of whales, seals, porpoises, sea-turtles and dolphins in the area of mutual interest.
- The draft RI SAMP does not include input from Massachusetts stakeholders.
- Input is needed from the New Bedford, Martha's Vineyard, and Cape Cod fishing industries. Although there is a lot of fishing data, there is not a lot of reliable lobster data. On Martha's Vineyard there are fourteen active lobster fishermen. Their fishing areas are currently not included in the plan.
- The next session will be two smaller working sessions on birds and fishing on October 28, 2010 from 5:00 p.m. to 7:30 p.m. at the Oak Bluffs Library.
- There will be other sessions on November 18, and on December 9, 2010.

Mark London said that the RI SAMP is on the verge of being completed based only on RI data. Now that there is an agreement between RI and MA there are only a few weeks to get all of the MA data into that plan. The edges of the area look like there is less activity, but this might be only because MA users have not been able to include their data. The plan could give a false impression of activity.

Christina Brown said it was all the more reason why fish and bird people should attend the next week's meeting. The data needs to be included.

Peter Cabana said that people have asked what protocols were being used so that the data could be more easily used and incorporated.

3.5 Nominating Committee

Christina Brown said that at the next meeting she will be appointing a Nominating Committee.

- Every December the Commission elects a Chairman, Vice-Chairman, and Clerk-Treasurer.
- The Nominating Committee will offer names for the Commission to vote upon.
- Open nominations will be considered as well.
- The Nominating Committee will be comprised of one person from each town and the County.
- Volunteers are welcomed.

4. CHASIN SUBDIVISION DRI 625 PUBLIC HEARING CONTINUED

Commissioners present: J. Breckenridge, C. Brown, P. Cabana, F. Hancock, C. Murphy, L. Jason, K. Newman, C. Rose, D. Sederholm, L. Sibley, B. Smith, H. Stephenson, A. Woodruff.

For the Applicant: Glenn Provost (Surveyor/Agent) and Richard Gallogly (Chasin's Attorney)

The site visit will be on Thursday, November 4, 2010. Commissioners are to meet at 8:00 a.m. at the Chappy Ferry.

Linda Sibley opened the public hearing and read the hearing notice on the proposal to create a Form A plan which re-divides six parcels with 69.3 acres into 10 lots plus one lot for affordable housing for estate planning purposes on Chappaquiddick, located on Quamox and Jeremiah Roads, Chappaquiddick, Edgartown Map 34 Lot 39; Map 34 Lot 38; Map 47 Lots 81; 99; 101; and Lot 102 (69.3 acres total).

4.1 Staff Report

Paul Foley gave the staff report.

- The applicant submitted a document called *Chasin Preservation of Land Suggestions*.
- A couple of the building envelopes have changed and may need to be reviewed again by the Public Archeology Laboratory.
- With respect to habitat, he is currently still waiting to hear back from NHESP. The priority is to minimize cutting areas of pitch pine.
- Approximately 86% of the 69 acres will be protected and not developed. The only things allowed outside the building envelopes are: the right to build additional walking paths, utility trenching, 15° view channels, a few driveways and, if necessary, wells and septic systems.
- The MVC's Open Space Policy is based upon working with undeveloped land. This property is already partially developed with existing roads and houses. The proposal appears to meet the spirit of the Open Space Policy, especially with some slight adjustments of building envelopes and clarification of what is permitted in conservation areas, to protect the habitat. There could be concern regarding the viewshed cutting.
- There will be a total of ten buildable lots. There is an eleventh unbuildable parcel which is a designated parking area for the Land Bank.
- A list of proposed covenants could be posted to the website as Preservation of Land Suggestions.

Mark London added comments about the MVC Open Space Policy.

- The policy addresses not only habitat protection, but other concerns as well.
- One concern is maintaining an open space close to the water, whether it is significant habitat or not; this proposal appears to respect that setback.
- Presently, the property acts as a large habitat corridor connecting the Three Ponds Reservation with the open space along the shore of Katama Bay. It is a concern that the corridor could be fragmented.
- The proposal allows for maintenance of most of this habitat corridor but there may be some additional measures, such as limiting fences and lighting, that could ensure the central path would be least impacted with respect to habitat.

4.2 Applicant's Presentation

Glenn Provost gave a presentation regarding the proposal.

- All buildings and managed lawns would be contained within the building envelopes. Outside of the envelopes would be driveways, walking paths.
- The calculations for the areas for conservation did not include the driveways and walking paths.

- Lots 2, 8, 9, and 10 would be the only lots with a view channel. The other lots either do not have view channels or overlook fields.
- There is a main access driveway currently existing that is shared with the main house, Croning lot, Lot 1, and Lot 3. A new curb would be cut for Lot 2. A new curb would be cut off of Jeremiah Road for Lot 8. A common drive-way would service Lots 9 and 10.
- Stairways and docks will not be permitted.
- Creation of new paths to the water will not be permitted.
- There are seven vacant lots, with one being designated as a youth lot.
- There will be no new subdivision roads.
- There will be a restriction against further subdivisions.
- The Preservation of Land Suggestions contains a percentage of undisturbed land for each lot, which ranges from 76% to 91%.
- Septic systems will only be permitted outside the envelopes if it is demonstrated that they cannot be placed inside the envelopes.
- There will be no leaching within 400 ft. of the water. Leaching systems will be drip-irrigation types to reduce nitrogen.
- Wording was taken from Bill Wilcox regarding the types of fertilizers that would be permitted.
- The document presented to LUPC has not changed in regards to house sizes and the number of bedrooms allowed per building.

4.3 Commissioner Questions

There was a discussion regarding the view channels.

- **John Breckenridge** asked where the maximum of fifteen degrees were derived from in regards to the view-channels.
- **Glenn Provost** said that it originated with the Edgartown Conservation Commission and has been used as a standard.
- **John Breckenridge** noted that the measurement was taken from the back of the envelopes which provided a wider scope.
- **Glenn Provost** said that it is not known where the houses would be constructed within the envelopes. If the apex was set at the front of the envelope and the house was built behind it there would be no view from the house. The width and the placement could fluctuate with the location of the houses.
- **Christina Brown** stated that on Lots 10, 9, and 8 the view-channel work that is done within 300 ft. of the shoreline would have to go before the Edgartown Conservation Commission. There will be no clear-cutting. The Conservation Commission has guidelines that determine by site how much can be removed.
- **Glenn Provost** said the details of the actual cutting can only be determined once the location of each house is determined.
- **Doug Sederholm** said that for the most part the Edgartown Conservation Commission would be regulating the viewsheds except for one of the properties. He asked if they could all be regulated by that one entity.
- **Glenn Provost** said that he does not know how that would happen if it is not under their jurisdiction.

- **Doug Sederholm** suggested that it could be a condition that it would be under the judgment of the Edgartown Conservation Commission if they were willing to take it. He said if it is too procedurally complex, it could come back to the LUPC for that particular lot.

There was a discussion regarding the drip systems.

- **John Breckenridge** questioned the staff report that stated "Use of effluent drip disposal systems on all new wastewater disposal systems and upgrades to existing systems (or use of similar new technology available at the time and acceptable to the Board of Health for nitrogen reduction)." He said that the Board of Health does not require drip systems and questioned if DEP accepts drip systems as a means of nitrogen reduction.
- **Glenn Provost** said that DEP may not currently accept drip systems as a means to reduce nitrogen.
- **John Breckenridge** said he was trying to avoid the use of the terms "nitrogen reduction" in this instance because it is not under the Board of Health's purview and may not be accepted by DEP.
- **Kathy Newman** pointed out that it could be an addition of 56 bedrooms on the property. She asked if nitrogen drip would reduce it enough.
- **John Breckenridge** said it would reduce it by 60%.
- **Mark London** said that Bill Wilcox could look at it.
- **Glenn Provost** said that Bill Wilcox was present at the LUPC meeting. He recalls him saying that on 69 acres of land and the leaching being so far back, the drip system would be well above what would normally be allowed.

Andrew Woodruff asked if there was information included about the maximum size of the buildings. **Richard Gallogly** provided the size restrictions.

- The restrictions are cumulative for all of the structures on each lot and are based on the footprints, not multiple stories.
- On lots 2, 7, 8, 9, and 10, the footprint shall not exceed 6,000 s.f.
- On lots 1, 4, 5, and 6, the footprint shall not exceed 5,000 s.f.
- On lot 3, the footprint shall not exceed 3,000 s.f.

Holly Stephenson asked if garages were being allowed. **Glenn Provost** said that if a garage was to be built it would have to be in the envelope. All building must be in the envelope.

Holly Stephenson asked if the view channel was only for the main houses and not the guest houses. **Glenn Provost** said that it depended on how the houses were placed on the property. One view channel is allowed and it will be up to the owners to decide how best to use it.

Richard Gallogly stated that the view channels were not addressed in the document but in the plan. The latest draft of the restrictions has been submitted.

There was a discussion regarding protecting the open spaces and enforcement.

- **Christina Brown** asked how the open space would be protected.
- **Richard Gallogly** said that it could be a requirement of the Commission's decision and could reference the plan and the submission which addresses the non-disturbance. The restrictions could be added to the covenants as well so that a lot owner could enforce the restrictions.

- **Linda Sibley** asked how the restrictions could be enforced.
- **Richard Gallogly** stated that they could be enforced through the Commission, the Building Inspector, and the neighbors. The restrictions would be recorded.

There was a discussion regarding fencing.

- **Fred Hancock** asked if there were any restrictions on fencing in between the lots.
- **Glenn Provost** said there is no building outside of the envelopes.
- **Linda Sibley** asked how someone could contain animals.
- **Glenn Provost** said they could be contained within the envelope.
- **Linda Sibley** asked about the field.
- **Glenn Provost** stated that when the calculations of land to be un-disturbed were done, the envelopes and the field were removed.
- **Linda Sibley** stated that if a fence could be put on the field it needs to be stated so that it is clear. She also asked if wire fencing on metal posts would be considered a structure.
- **Fred Hancock** said that the wildlife corridor should not be blocked but there should be something that addresses fences.

Andrew Woodruff asked if there was a management plan for the un-disturbed areas outside of the envelopes. **Richard Gallogly** stated that it would be under the jurisdiction of the Conservation Committee.

4.4 Testimony From Public Officials

Michael McCourt, Edgartown Planning Board, said that the project was presented to the Planning Board, which had a site visit. The Board felt the subdivision was well planned out and liked the thought of the affordable housing lot. The Board had the following concerns:

- Road-work to the existing roads for emergency vehicles.
- Lot 8 does not have a physical road to access the property, only one on paper.

There was discussion on the road.

- **Linda Sibley** asked if it was something the Planning Board would deal with.
- **Glenn Provost** said that the way it is currently laid out, it has 50 ft. of frontage.
- **Lenny Jason** said the road was not built and it was a Form A. He asked what power the Planning Board had and if they would give him a conditional approval to make sure the road is right.
- **Glenn Provost** said he was not sure if that is what the Planning Board was asking.
- **Lenny Jason** asked the Planning Board if they were trying to figure out how the road would be built if they signed off.
- **Michael McCourt** said it was.

4.5 Testimony From Public

Karen Lento Gazarian said that she owns that road being discussed.

- It is called a stub road, but does not exist. It is all woods.
- Her deed says that it subject to the rights of others to use it, but no one has ever used it.
- She has had discussions with the Chasins letting them know they do not want them to come in that way.

- She also owns a piece of land on the other side of the proposed access road, and if they put the road there, it would section off the other piece and then they could not do anything with it.
- The road would go right by her guest house.
- She recommended using another access.
- The road used to access the tennis courts runs along the back of her property and is only used a couple times a year by the caretaker.
- While she was away this past summer the Chasins had a walking path cut through the stub road, which they now have apologized for.
- Jeremiah Road is a private road about 3 miles long, with 7 house lots and a total of 8 houses. Everybody contributes to the maintenance of the road. The plan does not address Lots 8, 9, and 10 contributing to the maintenance of the road.
- Recently a neighbor had an addition put on their house. The contractor damaged the road and refused to fix it. The neighbors had to pay to repair the road. There is an informal agreement that if anyone does any construction, they would repair any damage to the road.
- Lots 8, 9, and 10 could potentially have 6 houses on them and would double the amount of traffic on Jeremiah Road.
- The Traffic Report does not account for the impact on Jeremiah Road and she would like to see it included.
- When the Chasin's guest house was being built, they could hear radios, equipment, and even just people talking because there are no buildings for a noise buffer. There is a concern regarding the noise level and longevity of the construction.
- She was asked and answered that she does live there year round.

Doug Sederholm suggested creating a formal road association which would create assessors who could assess anyone as they chose to maintain the road.

Richard Gallogly provided some information in regards to Karen Lento Gazarian's concerns.

- The Chasins purchased a lot that included the proposed Lots 8, 9, 10, and most of 7, which included the use of the "stub road" for all purposes that a road could be used for in the town of Edgartown.
- Lot 7 would not be built upon but would be used as a driveway which is a less of a use than what they have the right too by title.
- The Chasins own half of the stub road under the Jeremiah Fee Statute.
- The Chasins have the right to build a road so they certainly have the right to build a path.
- The Chasins have no problem contributing to the maintenance of the road to any road association.
- The concern of the noise is understandable. The subdivision is not under the management of developers but rather being done as estate planning.
- The access issue is not something for the Commission to address.
- If the neighbors think the Chasins don't have rights, then they have recourse.

Linda Sibley said that she did not think that is what the neighbors said, but rather they would like to negotiate for alternate access.

Doug Sederholm asked if the stub road would only access that one lot. **Glenn Provost** said it was only for that lot.

Chris Murphy asked if the Town had approved Jeremiah Road as an approved way. **Richard Gallogly** said that it was approved under the subdivision plan.

Ann Floyd asked if the habitat issue was resolved. **Paul Foley** said that he has called Natural Heritage (NHESP) and is waiting on a response.

There was additional discussion regarding the stub road.

- **Lenny Jason** asked who else had rights to the stub road. **Richard Gallogly** said no one else had rights.
- **Lenny Jason** asked if the stub road would be used to access the tennis courts. **Richard Gallogly** said it looked like the most likely place.
- **Lenny Jason** suggested figuring out a way to build in another stub road where everybody wins. He suggested putting the stub road in the other side of the Lento Gazarian property and tennis courts.

Karen Lento Gazarian said that she disagreed with the statement that the Chasins own half of the stub road and did not feel that it was a good neighbor thing to cut a path in while they were away even though they had the legal right without notification.

There was discussion regarding the time of the next meeting.

- **Karen Lento Gazarian** said that the Chappy Ferry is on the winter schedule and has stopped running at that time of night.
- **Linda Sibley** said that the earliest it could start with the normal meeting time would be 7:00 p.m.
- **Chris Murphy** said that the Commission should be time sensitive when dealing with projects on Chappaquiddick.

Linda Sibley continued the public hearing until December 2, 2010 at 6:00 p.m. At that meeting, they could discuss the results of the site visit, responses from Natural Heritage, and clarification from Bill Wilcox regarding the drip systems.

5. OAK BLUFFS FISHING PIER - DRI - 628 – PUBLIC HEARING CLOSURE

Linda Sibley opened and closed the public hearing. The deliberations will take place on November 18, 2010.

6. TISBURY MARKETPLACE - DRI – 485-M5 – WRITTEN DECISION

Christina Brown asked if the written decision accurately describes what was said in the oral vote.

Doug Sederholm said that his name does not belong on page 10.

Chris Murphy moved, and it was not seconded to change the language of lines 37 through 40 to say "The permit authority for the Town of Tisbury may move forward with the request to approve the applicant's proposal with the conditions contained herein: 1. "That the Town shall

include this decision of the MVC in any permission granted to the applicant.” **Christina Brown** said that the language was on page 10, lines 364 and 365.

There was discussion regarding the blocked views.

- **John Breckenridge** proposed a change to page 5, line 181. The current wording states that “the new building will block some views.” He feels it should be more specific. It should state: “the new building will block some views outward to the lagoon from the existing marketplace.”
- **Christina Brown** said that it is stated that the views would not be greatly impacted in the Benefits and Detriments.
- **Linda Sibley** said that it does minimally block a public view from the main road. She said it is not major, but true and the statement as written is true. In the proposed restricted statement it is implied that the only thing being blocked is the private view from in the marketplace, which is not true.
- **John Breckenridge** agreed with Linda Sibley.

Lenny Jason had questions on Line 181, the shared use path. He asked what “his best efforts to add a shared use path” meant.

- **Christina Brown** said that is spelled out later in the Conditions. He will do everything he can and what he can’t he will lean on the association.
- **Doug Sederholm** said it is a condominium association and it could not be imposed. It has to be done by a vote of the condominium owners.
- **Christina Brown** said that they could have required he figure out a way for the condominium owners to approve a shared use path for the approval of the project. The Commissioners did not take it that far.
- **Chris Murphy** said that if the Commission said the project could not go forward without the path being supplied, then any one person in the condo would have a veto. The Condo Association has already agreed to the path and the applicant has agreed to do his best, which is all they can ask for. They cannot ask for something the applicant does not own.
- **Linda Sibley** said there needs to be a future discussion regarding situations with condos.

John Breckenridge said he would like Line 186 to be more specific. He proposed it say “it would be built on pilings that would address issues pertaining to flooding during major storm events.” **Christina Brown** suggested “it would be built on pilings that would minimize damage during major storm events”, which was agreed too.

John Breckenridge said he was not comfortable with the statement on Page 6, Line 203: “and will be barely visible from the public road” and feels it should be deleted. The line should just end “in the marketplace.” This was agreed too.

John Breckenridge said Page 6, Line 212 states that a payment of \$5,700 would be made to Habitat for Humanity, but in the offers stated \$3,700. The amount would be checked on.

John Breckenridge had a question on Page 8, Line 273. He asked if the statement “The Martha’s Vineyard Commission imposes the following conditions in order to increase the benefits and decrease the detriments” was standard language. He said that there could be a nicer way to

say imposes. **Mark London** explained that it is boilerplate language because there are times the Commission does impose conditions. The wording comes from the attorney and he suggested not changing it without first reviewing it with MVC Counsel.

Chris Murphy said that on Page 8, Line 278, he would like to add under Enforcement Officer: "the primary enforcement agent for the enforcement of these conditions is the building and zoning enforcement officer because this document is an integral part of the Town permit." **Christina Brown** recommended getting language together and having it reviewed by Counsel for future documents but leaving it out of this one.

John Breckenridge moved, and it was duly seconded, to include the language subject to the approval of counsel approval. If counsel does not approve remove the added language. A voice vote was taken. In favor: 13. Opposed: 0. Abstaining: 0.

Linda Sibley moved, and it was duly seconded, to suspend the rules and stay open until 10:15 p.m. A voice vote was taken. In favor: 11. Opposed: 2. Abstaining: 0. The motion passed.

Lenny Jason said that on Page 7, Line 262: John Breckenridge's name needs to be corrected from Joan.

Christina Brown said that Page 9, Line 327 refers to a map dated with no date. The date needs to be added.

Camille Rose said that Page 9, Line 332 should have a date as well.

There was discussion on how the rights to future development would be relinquished.

- **Doug Sederholm** said that the applicant said he would relinquish the rights. He said the only way to do that is with a recordable document.
- It was agreed that the document relinquishing the rights would be recorded before the applicant receives the building permit.
- **Linda Sibley** and **Doug Sederholm** said that it could be stated on Page 10, Line 366: The building Inspector will not issue a building permit until the applicant has relinquished these rights in a form acceptable to the Commission's counsel." This was agreed to.

Linda Sibley moved, and it was duly seconded, to suspend the rules and continue the meeting for five minutes. A voice vote was taken. In favor: 11. Opposed: 2. Abstaining: 0. The motion passed.

Doug Sederholm asked why his name was in parentheses on Page 10, Line 344. **Paul Foley** said that the section was re-worded by Doug Sederholm but was not able to capture the exact words. **Mark London** said the tapes could be reviewed. **Doug Sederholm** said that he could clarify the statement if Paul could refresh his memory after reviewing the tape.

Lenny Jason asked if third party conditions were created. **Linda Sibley** said that they were not created because they allowed the applicant to say he would do his best.

Christina Brown stated that the reason why it was noted to see Doug Sederholm was because there was discussion regarding making the wording clearer so that it does not appear to be a third party condition.

Fred Hancock said there was an offer that the applicant would pay for the walkway which is different than what is being stated.

John Breckenridge said on Line 368 they should add 2.1 – 2.3 and 6.1 to be reviewed as well. **Christina Brown** said that section would need to be re-written.

Lenny Jason asked if the Board of Health would enforce the restrictions on pesticides. He said that something needed to be added that referred to the appropriate Town agent.

Christian Brown suggested deferring the document until Doug Sederholm's language suggestions could be reviewed and counsel could review the other questions.

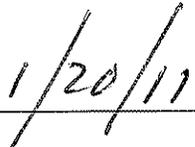
It was agreed that the written decision would be revised and brought back to the Commission for review.

The meeting adjourned at 10:30 p.m.

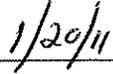
DOCUMENTS REFERRED TO DURING THE MEETING:

- Chasin Subdivision DRI 625 Public Hearing Notice
- Chasin Subdivision DRI 625 Staff Report
- Chasin Subdivision DRI 625 Preservation of Land Suggestions
- Chasin Subdivision DRI 625 Referral Letter from the Planning Board
- Chasin Subdivision DRI 625 Proposed Site Plan
- Chasin Subdivision DRI 625 Traffic Study Summary
- Tisbury Marketplace DRI 485-M Written Decision


Chairman


Date


Clerk-Treasurer


Date