



PO BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

**Minutes of the Commission Meeting
Held on November 17, 2011
In the Stone Building
33 New York Avenue, Oak Bluffs, MA**

IN ATTENDANCE

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

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

Staff: Paul Foley (DRI Coordinator), Bill Veno (Senior Planner), J-Ann Taylor (Coastal Planner DCPC Coordinator)

Chris Murphy called the meeting to order at 7:00 p.m.

1. MEETING MINUTES

Commissioners Present: B. Bennett, J. Breckenridge, C. Brown, P. Cabana, E. Hammarlund, F. Hancock, L. Jason, C. Murphy, K. Newman, N. Orleans, L. Sibley, S. Smith.

Minutes of November 3, 2011

John Breckenridge moved and it was duly seconded to accept the minutes of November 3, 2011. Voice vote. In favor: 13. Opposed: 0. Abstentions: 0. The motion passed.

2. MANSION HOUSE / NEW ROOMS – V.H. (DRI-550-M3) MODIFICATION REVIEW

Commissioners Present: B. Bennett, J. Breckenridge, C. Brown, P. Cabana, F. Hancock, L. Jason, C. Murphy, K. Newman, N. Orleans, L. Sibley, S. Smith.

For The Applicant: Susan and Sherman Goldstein

Eric Hammarlund recused himself from the meeting for the Mansion House Modification Review (DRI 550-M3).

2.1 Applicants' Presentation

Sherman Goldstein explained the proposal.

- Conversion of the empty retail, conference and office space into eight guest rooms along the Main Street / Beach Street side of the Mansion House.
- The core business is the hotel. Since the space is vacant they want to maximize its potential.
- Ninety nine percent of the construction will be interior.
- Exterior changes will consist of removal of the staircase that runs along Beach Road and conversion of two windows on the Beach Street side of the building into a Juliette balcony.

2.2 Staff Report

Paul Foley presented the staff report.

- The project location is 9 Main Street, Tisbury.
- The site is zoned B-1 Commercial.
- Local permits are required: Building Permit; modification to Special Permit requires a public hearing at the Zoning Board of Appeals; Sewer Advisory Board for sewage flow; Board of Health; Fire Suppression Compliance.
- The site plan was reviewed and the removal of the staircase and the location of the conversion of the windows to a Juliette balcony.
- In 2007, the Mansion House returned to the MVC for a Modification Review to convert eight existing two-bedroom suites with kitchens into 16 one-bedroom guest rooms. The MVC voted that the proposed modifications to DRI 550 were not significant and were approved.
- The proposed internal changes include converting approximately 3600 square feet of retail, 1740 square feet of meeting/conference space and 1500 square feet of office/gym space into eight additional guest rooms.
- The hotel has cited the economy and decline of retail and office tenants as catalyst for this change.
- The Land Use Planning Committee (LUPC) voted 3-0 with one abstention on November 14, 2011 to recommend to the full Commission that this is an insignificant change to the approved DRI that does not require a public hearing and to approve the modification. Staff was asked to ensure compliance to the conditions.
- The proposed internal changes do not trigger the MVC's Affordable Housing Policy.
- The Mansion House is required by DRI 550 to house three staff and they do house at least that many.
- There are 15-20 year round employees and the eight new bedrooms could require a slight increase in hotel staff.

2.3 Commissioners' Questions

- **Brian Smith** asked if the housing for the three staff members was still to be free. **Sherman Goldstein** confirmed that it would be.

- **John Breckenridge** asked if all conference rooms are being eliminated. **Sherman Goldstein** stated that they would be keeping the smaller meeting rooms such as the Library.

2.4 Decision

Linda Sibley moved and it was duly seconded that the change is not sufficiently substantial to require a Public Hearing. Voice Vote. In favor: 10. Opposed: 0. Abstentions: 0. The motion passed.

Linda Sibley moved and it was duly seconded to approve the modifications as presented.

Roll call vote. In favor: B. Bennett, J. Breckenridge, C. Brown, P. Cabana, F. Hancock, L. Jason, K. Newman, N. Orleans, L. Sibley, B. Smith. Opposed: none. Abstentions: none. The motion passed.

3. FARM INSTITUTE REQUEST FOR LETTER OF SUPPORT

Commissioners Present: B. Bennett, J. Breckenridge, C. Brown, P. Cabana, E. Hammarlund, F. Hancock, L. Jason, C. Murphy, K. Newman, N. Orleans, D. Sederholm, L. Sibley, S. Smith.

Chris Murphy presented a draft letter of support for the Farm Institute's Application to the USDA's The Beginner Farmer and Rancher's Program, dated November 17, 2011.

Christina Brown moved and it was duly seconded to send the letter expressing the Commission's support the Farm Institute's application for The Beginner Farmer and Rancher's Program. Voice vote. In favor: 13. Opposed: 0. Abstentions: 0. The motion passed.

4. TISBURY MARKETPLACE THEATER (DRI-485-M7) - PUBLIC HEARING

Commissioners Present: J. Breckenridge, C. Brown, P. Cabana, E. Hammarlund, F. Hancock, L. Jason, C. Murphy, K. Newman, N. Orleans, L. Sibley, B. Smith.

For the Applicant: Reid A. (Sam) Dunn (of the Ferryboat Village Partnership), Richard Paradise (Martha's Vineyard Film Society)

Doug Sederholm and Bill Bennett recused themselves from the meeting for the Tisbury Marketplace Theater (DRI-485-M7) Public Hearing.

Linda Sibley, Hearing Officer, opened the Public Hearing at 7:15 p.m. and read the Public Hearing Notice. The hearing concerns the building of a 190 seat all-purpose theater in the corner of the Tisbury Marketplace.

4.1 Staff Report

Paul Foley described the project.

- The site plan was reviewed. The project is to be located in the last vacant space the applicant holds development rights to in the corner of the "L" of the two existing buildings, next to Rocco's Pizza.
- The zoning is Waterfront/Commercial and the current proposal falls into the Commercial Management area.
- Local permits are required: a Building Permit. The Public Works Commission confirmed the Sewer Advisory Board allotment for septic flow. The Site Plan Review Board unanimously endorsed the plan on November 16, 2011 for lighting, landscaping, stormwater, egress, and parking. A Special Permit for the Planning Board is required for the food service. There might be a need for a MASS DEP Chapter 91 License Review.
- The proposal is to build a 190 seat all-purpose theater in the corner of the Tisbury Marketplace. The theater would be a two story building with a footprint of approximately 3000 square feet.
- A café had been discussed, but has been removed from the plan. The plan included a simple concession stand.
- The theater will be leased to the Martha's Vineyard Film Society (MVFS) for 15 years. It would feature documentaries, foreign films, old movies as well as the MVFS films festival. It could also be used for lectures, conferences and small plays. It would also host other programs such as chamber music, comedy and symposia.
- There has not been a site visit yet.
- The theater would operate year round and utilize the existing parking. In July and August the programming would be restricted to evening hours.
- Key issues include:
 - Lot coverage: The Tisbury Conservation Commission allowed paving the parking lot on the basis that they would maintain in perpetuity an equal or greater amount of open space as total impervious surfaces.
 - Traffic: This is located at a busy stretch of Beach Road.
 - Can the existing parking lot accommodate another addition?
 - There has been incremental growth at the Tisbury Marketplace over the years.
- There is no Natural Heritage Endangered Species Program habitat.
- No new landscaping is planned. Foundation plantings will be shrubs similar to the rest of the Marketplace.
- Wastewater/Stormwater:
 - Since the original approval, the property has switched from septic to Town Sewer.
 - The project has been approved by the Sewer Flow Review Board for additional flow for a 200 seat theater.
 - The Public Works Commission voted on October 24, 2011 to uphold the Sewer Flow Review Board decision for the approximately 600 gallons per day.
- There are currently 134 parking spaces. The theater would utilize the existing parking at the Marketplace. The primary parking for the theater would be in the rear employee lot and there would be a back entrance to the theater.

- As part of an agreement signed May 11, 2011 by Reid A. (Sam) Dunn of the Ferryboat Village Partnership (FVP) and the Tisbury Marketplace Condominium(TMPC):
 - FVP agreed, at its expense, to re-grade and mark the rear parking lot, assigning space to specific businesses.
 - Owners of trailers agreed to remove them from the site by the end of 2011.
 - The owner of units 1-3 agreed to move the propane tank to the location specified in the site plan.
 - TMPC agreed to move the construction shed to the location in the site plan.
 - TMPC agreed that employee parking shall be restricted to the rear lot from June 15 to September 15.
- The estimated parking demand for the existing uses and the previously approved retail/office/apartment building was 128 spaces, deemed adequate for the expected demand. The proposed theater would require 54 additional parking spaces. Additional parking is available in the rear of the Marketplace and will be available for expanded temporary parking during the summer months. The parking for the theater is adequate in the evening hours for the expected demand. The additional trip generation is expected to be made in the evening hours.
- The Land Use Planning Committee (LUPC) asked for the hours of operation for each business and they are listed in the staff report.
- The MVC Affordable Housing Policy recommends a \$4,000 mitigation fee for projects of 6,000 square feet to be paid to an Island affordable housing organization.
- It is not anticipated that the proposed project will have a significantly increased impact on municipal services such as police and fire because the project is being proposed within a densely developed commercial area.
- Given its relatively hidden location, the proposed use should not adversely impact the area's visual character.
- The Tisbury Marketplace could experience both good and undesirable impacts from this proposal. Increased business activity may be countered by increased traffic conflicts during the early evening hours.
- Correspondence:
 - Tony Peak of the Planning Board has written stating that the Planning Board feels it is not clear that the zoning exemptions offered to non-profit educational purposes apply. The Planning Board is seeking further interpretation from Town Counsel as to whether this proposal is allowed by zoning.
 - Richard Paradise of the Martha's Vineyard Film Society (MVFS) has written in enthusiastic support as this will be the permanent home of the MVFS and its annual International Film Festival.
 - Letters received at the MVC are enthusiastically supporting the project.
 - Beebee Horowitz owner of the Toy Box asked for a postponement until the Marketplace can adapt to the current building that is under construction.
- Nat Benjamin, Ross Gannon and Brad Abbott of Gannon and Benjamin feel it is important for the Film Society to have a home, but this is not the proper location.

4.2 Applicant's Presentation:

Sam Dunn gave a review of the project.

- Ken Barwick (Tisbury Building and Zoning Inspector) stated that the project meets zoning. However, the Planning Board became involved and denied the project, the developers will appeal since the public is overwhelming in favor of the project.
- He would like the MVC to approve the project even if subject to the resolution of the zoning issues, so they can continue the fundraising efforts and bring the project to fruition.
- **Linda Sibley** noted that Chapter 831 requires the MVC to determine that the project meets zoning to be able to make a finding and the MVC cannot do it conditionally.
- The project is a joint venture; the developer would be leasing the building on a long term basis to the Film Society.
- The Martha's Vineyard Film Society has been showing films on the Island for 13 years on a year-round basis in various available locations. Richard Paradise is a remarkable asset to the Island and he is doing this as a labor of love. We are trying to provide a permanent home for the Film Society.
- The theater would be a centerpiece for the Marketplace.
- There is some conflict regarding the parking and actions are being taken to improve the parking situation. There are currently illegally rented spaces to non-owners and it has not been addressed because there has not been a parking issue. The rear parking area is underutilized. The current available parking meets the standards for the theater being opened only in the evening. The condominium owners have signed an agreement regarding the parking and supporting the concept of the theater. The Marketplace needs to manage its own parking lot.
- Richard Paradise of the Film Society has agreed to only have 7:30 p.m. showings in the summer. During the evening hours only the three restaurants are opened.
- The condominium owners are worried about the parking but we are aware that if problems arise, we will need to resolve them. Richard Paradise is also willing to be flexible with hours of operation to mitigate the problem. If needed we can lease overflow parking. An entrance to the rear of the building has been added to accommodate the rear parking lot. He would hate to see the project sidetracked because of fear of traffic.
- He wants to create a first class, state-of-the-art theater, with stadium seating.

Richard Paradise spoke on behalf of the Martha's Vineyard Film Society.

- We are very grateful to be given such a gift from Mr. Dunn.
- The Society started showing films in 1999, became incorporated in 2002 and became a non-profit (501-(c)3) in 2003.
- Documentary and educational films are shown.
- He has used various locations in four of the six towns, year round as they are available on a rented basis.
- The Martha's Vineyard International Film Festival is a large draw of patrons to Vineyard Haven and its businesses.
- He has a large demand for more programming, choices and more access. A film center would provide a solution to this as well as allow for immediate showings of new films.
- The Society has 600 members and membership will increase with a permanent location.

- Parking is always an issue on the Vineyard and since this is mostly a night activity it compliments what happens at the Marketplace during the day.
- During the summer he would like to have two screenings at 7:30 p.m. and 9:15 p.m. In the off season, he would like to explore the possibility of a matinee and this would also be accessible for seniors who may not go out in the evening. He would work with the condominium board on deciding when a matinee showing would be appropriate.
- He is submitting to the MVC the extent the Film Society has gone to help other non- profits and collaborate with them such as Martha's Vineyard Community Services and Hospice.
- Films inspire and enlighten people and the movie experience is part of our American culture and heritage. A film center offers an enriched cultural and community life on the Island.
- To help with the parking issue, discounts could be offered to those who travel to the theater on bicycle. He would also encourage bus ridership and can add maps and information on travel to the theater on the Society's website.
- It would be a film center and not just a theater. It would include other enhancements such as speaker events and would be flexible to ensure that it works for everyone. It is a different business model than a commercial theater.
- The reasons for support of the theater include:
 - It is place to honor filmmakers.
 - Local topics are screened.
 - It is a low cost year round entertainment option; \$5.00 for members and \$8.00 for non-members.
 - It offers intelligent programming for children.
 - It can provide matinees for seniors.
 - It will offer workshops for students and adults.
 - It will provide employment opportunities and student internships.
 - It is a venue that could be used by other non-profits.

4.3 Commissioners' Questions

- **Ned Orleans** asked Sam Dunn how much control and authorization he has over the condominium association. **Sam Dunn** stated he is just a member and cannot order the association members to do anything.
- **Ned Orleans** asked if conditions such as parking would require approval by the association. **Sam Dunn** replied that reversing the flow of the parking lot is an ongoing process with the condominium owners. Parking needs to be better managed, such as how the rear parking lot is used and possibly having a parking attendant.
- **Fred Hancock** noted that traffic is increasing in the shoulder season so can the screenings times be altered for that time period. **Richard Paradise** said they could revise as needed and screenings are not every day. They could be in the morning and/or in the afternoon. The business model is not to maximize attendance at one time.
- **Brian Smith** wanted to know how many non-film events and activities are anticipated and who would be in charge of the venue during those events. **Richard Paradise** said the Martha's Vineyard Film Society would be on site and responsible for the opening and

closing of the venue. It is first and foremost a film center, but the Society is sensitive to non-profits that are in need for a place to perform such as the Chamber Music Society. They are discussing with them the possibility of one concert per week on Monday nights for six weeks. In the summer nothing would happen before 7:30 p.m. for all groups.

- **John Breckenridge** asked if a similar foundation plan would be done for the theater as is being used for the current building under construction. **Sam Dunn** confirmed it would be the same.
- **John Breckenridge** noted that the plan for the project is to construct a state of the art facility but there are venues on the Island that are sitting in disrepair and asked why they don't fit the Film Society's profile for use. **Richard Paradise** answered that the venues are not available for rental or purchase by the Society. It would also be a tremendous cost to bring them up to date to meet code.
- **Erik Hammarlund** asked who has control of the parking. **Sam Dunn** stated that the Trustees of the Condominium are in charge of operating the parking lot, but he could help them organize the parking. **Linda Sibley** asked if he controlled any part of the parking directly. **Sam Dunn** replied that he did not.
- **Lenny Jason** recalled there being an agreement from way back between Mr. Dunn and the town pertaining to parking. **Sam Dunn** replied that that had to do with the septic system but was now moot since the property is now served by sewer. **Lenny Jason** requested staff make a copy of the agreement available to him.
- **Kathy Newman** asked if it would be possible to have summer showings at 8:00 p.m. **Richard Paradise** said that most people prefer the 7 to 7:30 p.m. time slot.
- **Peter Cabana** noted that he added up the number of parking spaces and it comes to 129.

4.4 Testimony from Public Officials

Ken Barwick, the Building and Zoning Inspector for the Town of Tisbury, said he respects all views regarding the project, as to whether it is appropriate and consistent to zoning. However, the proposal is allowed by zoning in that the zoning district allows all uses allowed under Chapter 40A Section 6 of the Massachusetts General Law (MGL) which includes Non-Profit Educational uses. **Linda Sibley** noted that the Society is registered as a non-profit 501(c)3 and does offer educational opportunities.

4.5 Public Testimony

Louis Larsen stated that he signed the agreement with the condominium owners so the current building under construction would be moved back 18 feet. He might have considered otherwise if he had realized it would also affect other issues such as the theater. He is not for or against the theater.

Phil Combra noted that Sam Dunn had mentioned the illegal parking and added that it has been an issue for twenty years. They are losing 12-15 parking spaces due to the new building. There will be a mess concerning the parking. The theater is not needed. It will compete against boosting business on Main Street.

Beebee Horowitz owns the Toy Box and has four condominium units. She is concerned about how to make the Marketplace work and the safety issues. Parking has always been an issue. The new building will have tenants and she suggests that the parking be built out first and see how it works with the new building before we consider building the theater. She feels it is a lopsided situation because Sam Dunn has the rights to develop. She also stated that she did not know that the MVC had asked for the cut through and the reversal. It is not cut and dry as to how to make the parking work and how will deliveries be handled. We have trouble now absorbing our growing businesses, let alone adding more.

Linda Sibley stated for the record that Bill Bennett and Doug Sederholm will be speaking as private individuals, and will not be voting or participating in the deliberation.

Bill Bennett said there will be a parking issue in the summer but to deprive the summer visitors and Islanders of this opportunity would be a tragedy.

Doug Sederholm said the Martha's Vineyard Film Society is one of the best non-profit enterprises he has heard of on the Island in quite a few years. There are day time traffic problems, but the theater will not affect the majority of the tenants and owners in the evening. People might actually have dinner at the three restaurants and then see a film. To defer or deny a project because the Capawock may be operated differently in the future is inconsequential. This project has a different audience and will not affect viewership at the Capawock.

El Edwards is a member of the Film Society and she feels it is not a conflict with the movie theaters. It would be nice to have the Society in one comfortable place.

Phil Combra is surprised that the business people of Main Street are not at the Hearing.

Beebee Horowitz wanted to know what the long range plan is for the space should the Film Society no longer use it. **Linda Sibley** also wanted to know what happens if the Film Society no longer exists. **Sam Dunn** replied it is a risk that he is taking.

Linda Sibley asked if there was anyone in the audience who would not be available on December 8, 2011 who wanted to testify. There was no reply.

Linda Sibley continued the Public Hearing until December 8, 2011 at a time to be determined.

Chris Murphy recessed the meeting at 8:45 p.m. and reconvened at 8:50 p.m.

5. OTHER ISSUES

Bill Bennett asked the Commission if perhaps they would want to open a future discussion on the height of the land wind turbines and bring it before the full Commission. He noted that one has now been built on the Ahearn Farm and one is soon to be constructed on the Allen Farm, both about 150 feet and they offer a visual perspective regarding height.

6. ISLAND ROAD DCPC – CONSIDERATION OF NOMINATION OF FIVE WAYS IN EDGARTOWN

Commissioners Present: J. Breckenridge, C. Brown, P. Cabana, E. Hammarlund, F. Hancock, L. Jason, C. Murphy, K. Newman, N. Orleans, D. Sederholm, L. Sibley, S. Smith.

Bill Bennett recused himself from consideration of the DCPC nomination, noting that he owns property on Watcha Path. He left the meeting.

Doug Sederholm disclosed that Robert Green, an abutter to Watcha Path, has been a client in the past, but he does not represent Mr. Green in relation to Watch Path.

Doug Sederholm disclosed that has from time to time, he represented the Martha's Vineyard Refuse Disposal and Resource Recovery District, a municipal entity abutting Watcha Path.

5.1 Staff Report

Jo-Ann Taylor, DCPC Coordinator, gave the staff report.

- A brief overview of the Island Road District of Critical Planning Concern (DCPC) was presented.
- The nomination was made by the Edgartown Board of Selectmen, received October 13, 2011, for designation as part of the Special Ways Zone of the Island Road District.
- The area nominated for designation within the Special Ways Zone of the Island Road District is within twenty feet of the centerline of nominated portions of Ben Tom's Road, Middle Line Path, Pennywise Path, Tar Kiln Path, Watcha Path, including segments that are "well traveled by automobiles and other vehicles" and other segments that "receive little or no traffic". Each of these were reviewed as detailed in the staff report, referring to an illustrative map. The nominated areas are illustrated with graphics labeling "ways" and "vehicular ways".
- The Island Road District was designated Island-wide in 1975. A number of boundary amendments have been made since 1975, including designation of Dr. Fisher Road in 1999 as the first Special Way in Edgartown.
- In 2007 there was a nomination by the Edgartown Planning Board and subsequent designation by the Commission of the same five ways (the "5 ways"). The Commission's designation was challenged and subsequently vacated in a Judgment in 2011. The Commission has appealed that Judgment and continues defense of the designation. The Commission also responded in 2011 to the Remand order in the Judgment, but subsequently rescinded that vote.
- The Commission has been asked by the Edgartown Board of Selectmen to consider a new nomination of the "5 ways". The appropriate response is to accept or reject the nomination for consideration. This is not a Public Hearing and it is not a vote to designate.
 - If the Commission votes to accept the nomination for consideration or reject the nomination, the vote must be accompanied by a general statement of purpose, describing the reasons for acceptance of the nomination for consideration.
 - An affirmative vote to accept the nomination for consideration would commit the Commission to hold a Public Hearing and to vote to designate or not to designate.

- An affirmative vote would initiate a development moratorium in the area proposed for designation (exemptions may be granted under certain circumstances).
- A vote to reject a nomination must include an explanation of reasons for not accepting the nomination.
- The Commission has 45 days from October 13, 2011 to vote to accept or to reject the nomination for consideration, (November 17, 2011).
- The procedures for nomination and subsequent designation are set out in Sections 8-10 of the "Act" and the designation criteria are further defined in the Critical Planning District Qualifications, adopted by the Commission and approved on September 8, 1975 by the Secretary of Communities and Development.
- No correspondence has been received as of November 9, 2011.
- The Island Road DCPC Committee has recommended amendments to Sections 4 and 5 of the designation for the Special Ways Zone of the Island Road District, to be heard on December 8, 2011. The recommended amendments have been made available to town boards. The outcome of that hearing and vote is unknown at this time, but any designation made by the Commission pursuant to this nomination would be for inclusion of the ways in the Island Road District pursuant to its provisions that are in effect on the date of the designation.

5.2 Commissioners' Questions

- **Peter Cabana** asked what is the current status of the "5 ways". **Jo-Ann Taylor** said the Commission's 2007 designation decision was challenged, resulting in a Judgment that vacated the designation and that the Commission's appeal of the Judgment is in progress.
- **Erik Hammarlund** noted that legally the new nomination can be considered.
- **Doug Sederholm** noted that the Town of Edgartown wants to revisit the nomination and designation and perhaps the issue on appeal would then become mute.

Chris Murphy stated that the DCPC Committee has been drafting amendments to the Island Road District for consideration by the Commission. He clarified that any designation made by the Commission pursuant to this nomination will be for inclusion of the ways in the Island Road District pursuant to its provisions that are in effect on the date of the designation.

5.3 Action

Fred Hancock moved and it was duly seconded to accept the nomination for Special Ways nominated by the Town of Edgartown, finding in the Board of Selectmen's nomination statement sufficient suggestion that the proposed ways may be in need of special protection. As stated in the nomination, these five ancient ways each date back to the 1600s and 1700s. As with many cart paths of the period, some likely traced over paths established by the native Wampanoags. Middle Line Path and Pennywise Path were both significant enough that they were used to define some of the earliest set offs of land to individuals. Tar Kiln Road is a reminder of the Island's nautical past, named for the important colonial industry of extracting pitch from pine trees for use in waterproofing ship hulls. Watcha Path, according to Banks History of Martha's

Vineyard, dates back to 1651, and continues to link the upper reaches of the south shore great ponds.....These ancient ways are artifacts from the Island's past. While the recorded historical references of these ancient ways apply to the European settlement of the Vineyard, many are presumed to have been established by Native Americans. Watcha Path is the only east-west route south of the Edgartown-West Tisbury Road and is an important walking and horseback-riding route. West Tisbury protected its portion of Watcha Path by designating it a Special Way in 1990. The interconnection of these historical paths allow users to travel extended distances – even to ancient ways and paths in other towns – that does not require using a motor vehicle.

Roll call vote. In favor: J. Breckenridge, C. Brown, P. Cabana, E. Hammarlund, F. Hancock, L. Jason, K. Newman, N. Orleans, D. Sederholm, L. Sibley, B. Smith. Opposed: none. Abstentions: none. The motion passed.

6. NEW BUSINESS

Christina Brown moved and it was duly seconded that the MVC declare the day after Thanksgiving as Staff Appreciation Day and close the MVC offices. Voice vote. In favor: 12. Opposed: 0. Abstentions: 0. The motion passed.

Chris Murphy appointed the Nominating Committee; Bill Bennett, Kathy Newman, Ned Orleans, Fred Hancock, Christina Brown and Linda Sibley. They are to come back to the December 8, 2011 meeting with a slate of Officers. The Commission will vote on it on December 15, 2011.

The meeting was adjourned at 9:15 p.m.

DOCUMENTS REFERRED TO DURING THE MEETING

- Martha's Vineyard Commission DRI # 550-M3 Mansion House Room Conversion. Staff Report – 2011-11-17 – Modification Review
- Mansion House Building Elevation Plans Dated October 20, 2011
- Letter of Support for the FARM Institute's Application to the USDA's The Beginner Farmer and Rancher's Program, Dated November 17, 2011
- Martha's Vineyard Commission DRI # 485-M7 Tisbury Marketplace Theater. Staff Report 2011-11-17
- Tisbury Marketplace Theater (DRI 485-M7) Correspondence List (Up to November 17, 2011)
- Island Road DCPC Special Ways nomination by the Edgartown Board of Selectmen, received October 13, 2011
- Island Road DCPC Special Ways Zone in the Town of Edgartown. Vote on Acceptance of Nomination for Consideration, November 17, 2011 Staff Notes
- Critical Planning District Qualifications
- 2011 Edgartown DCPC Re-Nomination of Five Special Ways Illustration, Dated September 27, 2011

Chris Murphy
Chairman

12/15/11
Date

John R. Bell
Clerk-Treasurer

12/15/11
Date