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Martha's Vineyard Commission

Land Use Planning Committee

Minutes of the Meeting of December 12, 2005

Held in the Stone Building, New York Avenue, Oak Bluffs.

Commissioners Present: LUPC Chairperson Christina Brown, John Breckenridge, Chris Murphy, Mimi Davisson, Ned Orleans, Kathy Newman, Deborah Pigeon, Megan Otten-Sargent

MVC Staff Present: Mark London, Paul Foley, Bill Wilcox, and Christine Flynn

1. Woodlands Business Center (DRI 39-M) Post-Public Hearing Review

Present for the Applicant: Sam Dunn (Applicant and Architect), Doug Hoehn (Engineer).

Project Location: Woodlands Business Center, State Road, Tisbury, MA. Map 39, Lots 2.12 (0.43 acres), Lot 2.14 (0.82 acres), Lot 2.15 (0.48 acres). Note: The site contains 17 Business Condominiums and part of the proposed changes take place in the Commonwealth Electric Company easement.

Proposal: To replace an old greenhouse with a new one-story building on the same footprint (968 sf) with one retail unit and to construct a new one-story building with 5,000 square feet and three retail units (condos) on the rear lot (presently vacant). The existing buildings on the front lot have undergone some recent renovations.

Chairman Brown opened the meeting at 5:41 pm.

Discussion:

- Mr. Dunn purchased Woodlands, consisting of three lots with retail buildings (Woodland Center) on the front lot and vacant rear lots, from Freddy Ferro in April-May 2005
- He immediately sold one of the back lots to Chris Cottrell.
- Mr. Cottrell was here earlier this year with a Concurrence Review.
- Mr. Dunn has divided the development into a retail condominium arrangement. There are 17 condominiums presently.
- Mr. Dunn received Building Permits for renovation work on the porches, open-air pavilion, re-organizing the parking lots, and landscaping.
- The renovation work did not add any square feet.
- Mr. Dunn installed a new advanced treatment septic system.
- There was no increase in sewage flow.
- Mr. Dunn is now proposing to replace the greenhouse and add a new 5,000 square foot building in the back of the lot. They plan 33 parking spaces based on Planning Board requirements.

- They will require a new septic system for this building, which is in the Zone II area of contribution.
- The existing square footage of the two main buildings of Woodlands is about 5,000 sf. The greenhouse is around 950 sf.
- The condominium agreements restrict the complex to the two existing restaurants through a no compete clause.
- They have no stormwater plans yet other than the existing, which is running down the back of the property, and then off to either the public well property or further down the back drive.
- Mr. Dunn said he thinks the entry to the complex works well generally though he is tightening it up with a new curb and landscaping. They are removing a utility pole.
- There are two curb cuts that are both in and out. One serves up-island and one serves traffic heading down-island.
- Mr. Dunn said he was aware that if he were approved by the MVC and later on wanted to put a retail operation on the MVC list of high-traffic generating uses in one of the units he would have to return to the MVC for a modification.
- Presently Mr. Dunn is the sole member of the Board of Trustees of the Condominium Association. After a year the Condo owners will elect the Board. The condominium owners own within the four walls of their unit and the Condo Association owns the land and is responsible for landscaping, roofing, etc...
- Right now there is one more unit than a year ago but the same number of businesses.
- Mr. Dunn referred the Commissioners to the Tisbury Market Place as a point of reference, which is another retail condominium that he set up several years ago.
- The used car dealer that operates in the Commonwealth Electric Company easement is in the process of moving. This will add 15 parking spaces to the complex.

Issues:

- Since the project had recently morphed from a Concurrence Review to a Mandatory Referral there had not been a traffic scope prepared.
- The LUPC directed staff to research past traffic studies for Healthy Additions, the Old Coke Plant, and the Black Dog for comparable projects in the area.
- The staff and applicant should work together to prepare a traffic scope.
- LUPC would like to see a landscape plan, a drainage plan and a lighting plan.
- The entrance and driveway through the parking lot is the legal easement access to other properties behind the complex, owned by other businesses and in the business district.
- LUPC would like to have a joint meeting/discussion with the Tisbury Planning Board about long range concept plans on that side of State Road.

Adjourned 6:58