

THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF FEBRUARY 11, 1988

The Martha's Vineyard Commission held a special meeting of the Commission on Thursday, February 11, 1988 at the Commission offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA 02557.

John G. Early, Chairman of the MVC, opened the special meeting at 8:00 P.M.

ITEM #1 - Chairman's Report - There was none.

ITEM #2 - Old Business - There was none.

ITEM #3 - Minutes of February 4, 1988

Mr. Jason referring to Mr. Russell Walton's testimony questioned the wording endangered species, stating he thought he stated rare species. It was the consensus of the Commission that Mr. Walton stated the orchid is a rare species. Mr. Evans stated that the word Oak Bluffs should be inserted in the place of Edgartown found on page 10 regarding the B-2 District. It was the consensus of the Commissioners that this should be corrected.

Following the discussion of corrections there was a motion to approve the minutes of February 4, 1988 as amended above. Seconded. The motion carried with 3 abstentions (Early, Widdiss, Eber) Ann Harney also abstained.

ITEM #4 - Committee Reports

Joint Transportation Committee - Ann Skiver stated the Committee met on January 27 and focused on mopeds and current policies and regulations and enforcement of them. She noted that there were representatives from the State Police, the All-Island Police, Tisbury & Oak Bluffs Selectmen, the All-Island Board of Selectmen, and Emergency Moped Committee. Ms. Skiver announced the next meeting of the Committee will be February 24 at 4:00 to work up a recommendation to the Selectmen regarding the issuance of 1988 moped licenses.

Land Use Planning Committee - There was none. Mr. Early announced that the MVC would welcome volunteers for LUPC.

District of Critical Planning Concern - Jim Young stated the Committee met prior to this evenings Commission meeting, discussed exemption criteria and have made a list of topics for staff to review prior to the next meeting.

ITEM #5 - Marc Hanover - Dockside Inn DRI

Mr. Early asked for the staff update on the project. Ann Skiver, Planner, referenced a handout to Commissioners and the plans on the wall, she showed the existing building and the footprint of the proposed building. She discussed the existing and proposed square footage, the existing and proposed floor plan, plan for demolition of the existing building and the construction of the proposed building. She stated the height of the proposed building will be 36 feet and that maximum height is 32 feet therefore the applicant will have to go to the Board of Appeals on this matter. She then stated that the applicant is at this time before the Board of Appeals regarding the matters of height and demolition of a non-conforming pre-existing structure and seeking variances to rebuild on a undersize lot and to build on a 13 foot side line where 20 feet are required. Further, regarding the question of the base flood elevation Ms. Skiver stated the proposal is above the 9 foot base flood elevation requirement and therefore does not have to apply for a special permit. She reviewed the existing and proposed parking plan, stated the water supply will be Town water and the four additional dorm rooms will require approval from the Oak Bluffs Board of Health regarding the wastewater system. She then showed slides of the area and existing building taken in February 1985.

Mr. Filley asked if there were residential houses occupied in the area? Ms. Skiver answered in the affirmative. He then asked if the height of the proposal will have an impact on the residential neighbors? Ms. Skiver stated all correspondence has been in favor of the proposal.

Mr. Early asked if the Land Use Planning Committee had a recommendation. Mr. Young stated that the Committee agreed to recommend the proposal for approval and noted the Committee was made up of two persons. Further, much of the review was done when Sanford and Edith were present and asked if they would comment?

Mr. Evans stated the proposal has interesting features i.e. handicap facilities and dorm rooms of which he feels is an interesting attempt to provide employee housing. Further, that Oak Bluffs has a history of large buildings and he feels this proposal is in context with the Town.

Mrs. Eber stated she feels provided all Town approvals are granted this will not be of regional impact as there are larger buildings in the area that screens this proposal from the water.

Mr. Morgan commented that the height variance is a fair trade off for the handicap facilities and the dorms for employees.

Steve Ewing asked what kind of foundation is proposed. Mark Hanover, Applicant, stated most likely concrete block crawl space.

Woody Filley stated this proposal is a definite benefit to the area and hopes that people will take note of some of the measures the applicant has gone through to provide housing and handicap facilities.

There being no further discussion Mr. Early moved to item 6.

ITEM #6 - Possible Vote - Marc Hanover - Dockside Inn DRI

Motion to instruct the Executive Director to prepare a draft decision approving the application as presented. Seconded.

The motion carried with a vote of 9 in favor and 4 abstentions (Lynch, Eber, Widdiss, Ewing) Ann Harney also abstained.

ITEM #6 - Possible Vote

Leland/Rogers DRI - Written Decision.

Mr. Jason noted that the decision was dated February 18, 1988 and should be changed to February 11, 1988.

Motion to approve Leland/Rogers written decision with the correction of the date as noted above. Seconded.

The motion carried with a vote of 8 in favor and 5 abstentions (Lynch, Widdiss, Eber, Ewing, Early) Ann Harney also abstained.

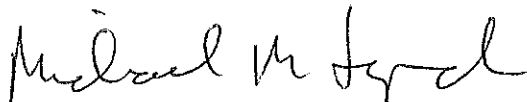
ITEM #7 - New Business - There was none

ITEM #8 - Correspondence

John Early noted that each Commissioner had a packet from the Citizens of a Livable Island which were dropped off at the office. There was discussion of how appropriate these packets were. It was suggested that such mail in the future be placed in the Commissioners mailbox. Further, it was suggested that no comments should be made, as this proposal is pending litigation.

There being no further discussion the special meeting was adjourned at 8:45 P.M.

ATTEST



John G. Early, Chairman 2/22/88
Date



J. Woodward Filley, Clerk/Treasurer Date

Attendance:

Present: Jason, Lynch, Widdiss, Filley, Young, Eber, Evans, Scott, Early, Wey, Ewing, Lee, Morgan, Harney

Absent: West, Ferraguzzi, Custer, Delaney, McCavitt, Allen, Geller, Harris