

THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF AUGUST 18, 1988 MARTHA'S VINEYARD COMMISSION MEETING

John G. Early, Chairman of the Martha's Vineyard Commission, opened the Regular Meeting of the Commission at 8:15 p.m.

Item #1 - Chairman's Report - Mr. Early appointed Mr. Friedman Acting Director in the absence of Ms. Borer, Executive Director.

Item #2 - Old Business - There was none.

Item #3 - Minutes of August 11, 1988
Motion to approve. Seconded. The motion carried with one abstention (Evans).

Item #4 - Committee Reports

Land Use Planning Committee: Mr. Young, Chairman Land Use Planning Committee, stated there would be a LUPC meeting Monday, August 22nd regarding the modification of Deer Run Trust Decision and modification of the Doyles' Nat's Farm Decision. A meeting would be held Monday, August 29th regarding the Morey House and Island Athletics for discussion on pending decision after the public hearings, and Chadwick House applications preparatory to public hearing.

Katama DCPC: Mr. Early reported that there were 2 applications, actually abutting parcels subdivided from the same parcel, for exemptions. The committee met before this meeting and decided not to act on the exemption applications because it is certain the proposals as presented would have to get special permits from the Planning Board of Edgartown with respect to height and driveway separation as they are both in the Road-side district off of Herring Creek Road.

Task Force: Mark Adams, MVC Staff, distributed handouts used at the public meeting on Tuesday, August 16th, will also use at Monday 22nd meeting. Estimated attendance at Tuesday's meeting about 70 people. Ralph Graves moderated and commented that public response was great. Wanted to remind Commissioners and have them pass the word on the next meeting in Chilmark, Monday the 22nd at 7:00. The radio station is doing announcements. Concerning the questionnaire, about 50-60 responses have been received, there is a table at the Agriculture Fair and the questionnaires are going fast there. Questionnaire boxes have also been placed in town halls and libraries.

Ms. Harney, Commissioner, wanted to thank the staff, felt they did a good job and that the meeting went smoothly. She said she assured members of the public that it wouldn't end with a report that just gathered dust.

When there were no further committee reports Mr. Early moved on to Item #5.

Item #5 - Possible Vote - written decision Peaked Hill Pastures Realty Trust DRI. Motion to approve the written decision was made and seconded. Mr. Early called for any discussion or questions. Mr. Filley, Commissioner, asked for the definition of subdwelling, does this mean guesthouse. The response was affirmative. With no further discussion the vote was called. The Peaked Hill Pastures Realty Trust DRI written decision with conditions was approved on a roll call vote of 10 in favor, 1 opposed, and 0 abstention (Geller abstained, Harney in favor).

Item #6 - New Business - Mr. McCavitt, Commissioner, suggested that arrangements be made for a joint meeting between the Martha's Vineyard Commission and the Land Bank in September. He represents Secretary's vote on that Land Bank Commission as well as the Governor's vote on this one. He feels it would be mutually beneficial to go over Land Bank's extensive plans for future acquisitions and to give combined updates. He recently toured some of their acquisitions including the Taylor properties and the Tisbury seepage lagoons.

Mr. Early, Commissioner, thinks that is a good idea and that there has been a marked lack of communication between the two commissions thusfar, and would like to open line of communication. Mr. Ferraguzzi, Commissioner, stated he wanted the Taylor property for the town to use as affordable housing. He stated he would have opposed this acquisition, as a Regional Housing Authority member, if he had known.

Mr. McCavitt stated that a presentation on how they go about acquiring parcels and how they plan to fit them in through connecting trails would be informative.

Mr. Morgan thought it was a shame to lose affordable housing and stated we should have a working agreement with the Land Bank to get affordable housing lots.

Mr. Ferraguzzi hopes the Regional Housing Authority will become involved. Stated that although it is not direct competition as a developer the Land Bank, as the largest real estate purchaser on the Island, is still in competition for land with affordable housing.

Mr. McCavitt stated that the purpose of the Land Bank was to hold land for future use. Mr. Ferraguzzi argued that the Land Bank was used to hold land that could be put to better use for affordable housing. He also stated they often paid premium prices for unbuildable lands, citing the recent Chappaquidick purchase. Mr. McCavitt said that these issues need to be addressed and again stated his desire to meet with the Land Bank in a joint forum. Stated that the Land Bank Commission might prove useful in future plan review. The need for a meeting was agreed among the commissioners.

Ms. Eber, Commissioner, stated there was an additional benefit from the Taylor acquisition. It prevented development of 22 building lots

outside of low and moderate income standards. Mr. McCavitt stated that the LBC is trying to get the property before it becomes the subject of a subdivision proposal.

Ms. Harney, Commissioner, asked what the procedure was to change the by-laws and possibly provide some percent of acquisition to the Regional Housing Authority for affordable housing. Mr. Morgan and Ms. Eber responded that the legislation would have to be amended at the State level. Ms. Harney asked if this wasn't a logical request. Ms. Eber said that had been the feeling at the start but the bill was passed without it. Mr. McCavitt stated that the reason so many other land banks haven't gotten anywhere was because there were too many attachments to them. Ms. Waterman, MVC Staff, stated that in Nantucket the land bank provides 1/2 percent for housing. Mr. Harney remarked that might be an equitable solution. Mr. McCavitt stated that some of the Land Banks acquisitions had existing structures on them. It was asked if housing was definitely totally excluded from the by-laws and the response was yes.

Mr. Morgan wanted to know what influenced Taylor acquisition. Ms. Eber stated it had come up before the Tisbury Planning Board. Mr. Ferraguzzi and Ms. Eber explained that Taylor wanted to subdivide 2 youth lots into 4 lots and the planning board had opposed this. The planning board ruled that they couldn't overlook the zoning laws for low/moderate lots, however, multi-unit dwellings would be allowed.

There was some further discussion on the Taylor acquisition by the commissioners.

Mr. Ferraguzzi stated that the basic problem with the Land Bank percentage was that the Developers want to keep the low income people out of their developments and the result is pockets of different income levels. He is concerned that the unique mix of residents on the Island might be disturbed.

Mr. Evans, Commissioner, stated this housing discussion reminds him that they must find a way to help the individual to compete in the housing market. The lottery system is not good enough to compete with the monies being pumped into the Island. Most of us won't be able to compete with this. The economic scheme should be to help individuals to compensate for the income differentials. That this will help perpetuate the culture of the Island. Deferring downpayments, bringing mortgages down to 600-700 per month to match rental situations. Then the money requested would stretch even further and the people working hard would be benefited more. Hopes these issues will be discussed.

Mr. Geller, Commissioner, asked if this could be added to an agenda for the meeting. Mr. McCavitt wants a two way discussion initially. Mr. Morgan said it should be addressed. Mr. Early stated that the full Land Bank Commission and the Regional Housing Authority should attend this meeting.

Mr. Early called for other new business of topics for discussion.

Mr. Ferraguzzi brought up a letter in the paper from a woman named Csogi criticizing the MV Commission in the Seaview Development. He felt it was an unfair blow since the woman didn't even attend the public hearings on the issue.

Mr. Early stated in the same note they have also received some letters of support. Mr. Young said it's nice they're talking about us.

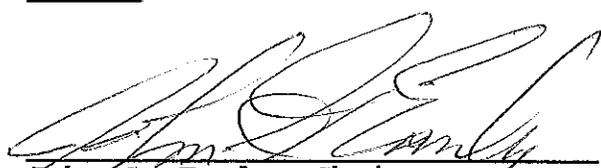
Mr. Morgan remarked that when he drives by the Seaview he can't even recognize it as the plans he reviewed. Several Commissioners agreed that it did look better on paper. Mr. Widdiss and Ms. Harney, Commissioners, wanted to know why we didn't have any power to change the setback. Was this setback legal? The response was yes. Mr. Evans, Commissioner, stated that the Commission knew of some of the questions with the setback but there is only so much required of the developer for an application. The problem was getting this information released to the public so they could see it. Mr. Morgan stated that it hadn't appeared that clean cut to him.

When there was no further discussion Mr. Early moved on to the next item of business.

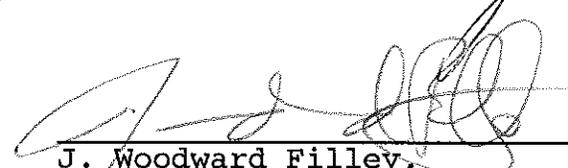
Item #7 - Correspondence - There was none.

Motion was made to adjourn and seconded. The meeting was adjourned at 8:37 p.m.

ATTEST



John G. Early, Chairman 8/25/88
Date



J. Woodward Filley,
Clerk/Treasurer 8/25/88
Date

Attendance:

Present: Lynch, Widdis, Filley, Young, Eber, Ferraguzzi, Evans, Early, Wey, Morgan, McCavitt, Geller, Harney.

Absent: Jason, West, Scott, Custer, Ewing, Lee, Delaney, Allen, Harris.