

THE MARTHA'S VINEYARD COMMISSION

BOX 1447 • OAK BLUFFS
MASSACHUSETTS 02557
(508) 693-3453
FAX (508) 693-7894

MINUTES OF JUNE 1, 1989

MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a Special Meeting on Thursday, June 1, 1989 at 8:00 p.m. at the Oak Bluffs School Gymnasium, School Street, Oak Bluffs, MA.

Mr. Early opened the Special Meeting at 8:15 p.m. and proceeded with agenda items.

ITEM #1 - Chairman's Report

Mr. Early reported that pending School Committee approval we will have a semi-permanent site, July and August, for our Commission meetings, the West Tisbury School. There are two rooms at the school that we will be able to utilize; the cafeteria for smaller meetings, and the gymnasium for some of our larger public hearings.

ITEM #2 - Old Business

Mr. Early stated that a letter had been received from Mr. Wallace regarding the development right option for Swan Neck. He asked Ms. Borer, Executive Director, to read this letter and update the Commissioners on any action taken.

Ms. Borer read the following letter dated May 23, 1989. TO: Ms. Borer, Director, MVC, FROM: Thomas C. Wallace, Wallace & Co. Inc. Enclosed is the Option for development rights for Swan Neck. This document need not be signed by the Martha's Vineyard Commission unless you choose to exercise the option or assign the option. If you have any question, please feel free to call.

Ms. Borer went on to explain that the Option is valid for 30 days and is dated May 22, 1989. To date there has been no action on this option. We have forwarded a copy to Commission counsel, Choate, Hall & Stewart, for their initial review and comment to see if the Commission should entertain this Option. This Option Agreement is available by calling the office and requesting a copy.

ITEM #3 - Minutes of May 25, 1989

It was motioned and seconded to approve the draft minutes. There was no discussion. The motion carried with no opposition, 2 abstentions, Scott, McCavitt.

ITEM #4 - Committee and Legislative Liaison Reports

Mr. Young, Chairman of Land Use Planning Committee (LUPC), reported that they had not met this week but would meet next Monday, 4:30 p.m. at the Dukes County Extension Service. On the agenda will be the M.V. Regional Refuse District Temporary Transfer Station, where all questions you want answered should be presented, and the applicants for the Edgartown A&P.

Mr. Early stated that the Chairman of the Oak Bluffs Harbor Area DCPC was unable to attend the meeting so he called on Tom Bales, MVC Staff, to give an update on today's meeting. Mr. Bales stated that they had driven various bounds being considered for the DCPC. We discussed some concerns including architectural review, septic systems, and boats dumping. There will be another meeting next Thursday at 5:30 p.m, most likely at the Extension Service.

Ms. Bryant, Commissioner, reminded the Commission of the public forum tomorrow with Representative Turkington, Senator Rauschenbach and representatives from health care and human services organizations at the Katharine Cornell Theatre at 9:15 a.m. This will be a good time to address a lot of the issues the task forces are interested in.

Mr. Morgan, Legislative Liaison, reported that unfortunately it looks like our excise bill is going to be a "fizzle", because of a new bill Senate #1905. This bill was just introduced and is on the "fast track", it is expected to be on the Senate floor on Monday. This Bill includes Dukes County and doubles the \$2.85 with distribution as follows: 75% to the Correctional Institutions, 15% to the County for loans and other functions, and 10% to the Registry of Deeds. In my opinion this will preclude anything happening to our bill when it comes up in June. There was further discussion among the Commissioners about this bill including possible State approval of the County's budget, the fact that it would not be the least bit advantageous to Duke's County since our jails are already well funded, questions on how the Bill could be amended once adopted, and the fact that the public forum Friday, June 2nd would be a good time to voice opinions on this issue also.

Mr. Ewing, Chairman of the Edgartown Ponds DCPC Committee, reported that there was no meeting this week. Next week's meeting will be held Thursday at 6:30 in a location to be announced.

When there were no further committee reports Mr. Early moved on to the next agenda item.

ITEM #5 - Possible Vote - Written Decision - Aquinnah Shop, Town Of Gay Head

It was motioned and seconded to approve the written decision for the Aquinnah Shop DRI as presented. There was no discussion. The motion carried with a vote of 13 in favor, 0 opposed, 1 abstention, Jason.

ITEM #6 - New Business

Mr. Early asked Ms. Borer to discuss the proposed Traffic Study Guidelines.

Ms. Borer began by stating that two documents were included with the agenda mailing last week: 1. EIR/EIS Guidelines for Submission, Traffic Impact Analysis. 2. M.V.C. List of Traffic Engineering Firms. Included in tonight's packets is a document entitled: MVC Traffic Study Guidelines. (All documents are available in the meeting file.) Ms. Borer stated that Commission counsel, Choate, Hall & Stewart, has informed me that if this is satisfactory and should be required for DRI and LUPC review then it should be adopted as a policy to allow it within the DRI review processes. Ms. Borer reviewed the components of the Traffic Study Guideline document and there was lengthy discussion on the following issues: who would select the consultant, the applicant or the MVC, based on reasons of impartiality, additional staff duties, professionalism of the firms, compilation factors for the list, and possible law suits arising from MVC making such a decision; scope of services and the fact that if this scope is thorough and adhered to, regardless of the firm, the information will be what is needed; the possibility of hiring an outside consultant to interpret the applicant's consultant's findings if the Commission deems necessary as a safeguard; the roads included in these guidelines and the fact that they probably encompass mostly all of the upIsland towns; the waiver policy, whether it can waive the entire traffic study or only specific areas of the scope, who would decide on waivers and the fact that all DRIs now require a traffic statement; and the current pending DRI application and the fact that while these guidelines need not be approved tonight, the Commission must decide on what to instruct the applicants to do concerning their traffic impact.

The following was decided: Concerning the pending DRI, a scope of services will be developed by staff and presented at LUPC Monday for their review and approval and will then be forwarded to the applicant; concerning Traffic Study Guidelines, the scope of services is the most important factor and should be thoroughly reviewed; the MEPA Guidelines for Traffic Impact Submission, the MVC Traffic Study Guidelines and the list of Traffic Engineering Firms will be forwarded to Commission's consultants, Rizzo & Associates for their review and comment; and this issue will be addressed on future agendas.

Also under New Business, Mr. Early introduced Jennifer Rheault, MVC summer intern, from the University of Massachusetts.

ITEM #7 - Correspondence - There was none.

ITEM #8 - Working Session: Comprehensive Regional Plan Update

Mr. Early introduced Mark Adams, MVC Staff, to update the Commissioners. Mr. Adams called Commissioners attention to a handout entitled "Proposed MVC Comprehensive Plan Process" and stated that they are now preparing final task force reports and preparing for the public forums and the town board workshops. Mr. Adams called attention to the document entitled "MVC Comprehensive Plan Public

Workshop Presentations: June 20 and 21, 1989" both documents are available in the meeting file). The staff reviewed this document as follows: I. Land Use and Environmental Quality, (The Land), Mark Adams reviewed landscape/land use overview and Melissa Waterman reviewed coastal lands and critical habitats; II. Economic Development, Capital Planning and Infrastructure, (Development of the Land), Ann Skiver reviewed business districts, Melissa Waterman reviewed fishing and farming as commercial activities, and Greg Saxe reviewed infrastructure planning, water supply and quality; III. Transportation Systems, (Movement and Activity on the Land), Ann Skiver reviewed the road network, transit system, and bikeways; IV. Housing, Health Care, and Human Services, (People on the Land), Tom Bales reviewed existing affordable housing, other special housing, areas of high concentration of year round housing and Mark Adams reviewed health care and human services facilities.

Following the staff presentation, there was discussion on the following issues: What could be done to protect the wooded trails including formation of an ad hoc committee and nomination as a DCPC; definition and loss of Island character; documentation of first graders for migration and Islander population calculations; recent discrimination workshop discussions; DEQE grants; and the GIS Systems, desirability, and availability.

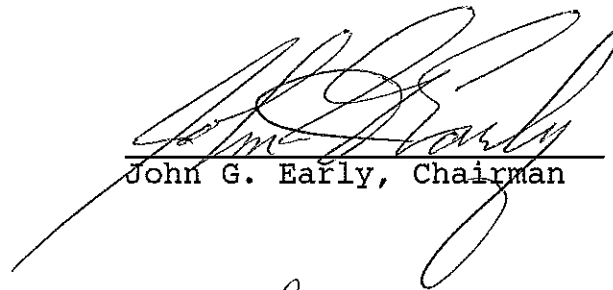
Mr. Filley, Co-Chairperson of the Comprehensive Planning and Advisory Committee (CPAC), thanked the staff for the incredible amount of work that they have done. It has made CPAC's job a lot easier. I'd also like to thank the Task Forces, their efforts have helped us a lot to get where we are today, although we have a long road ahead. We encourage anyone who wants to become involved to talk to Ms. Borer or myself.

Ms. Bryant added her thanks and stated that the staff has done a wonderful job. A round of applause followed.

Mr. Early stated that as he watched this presentation and the complexity of it all, and realizing we are somewhat familiar with it, I think when we take this to the public it is going to be an even more monumental task to make it all hang together. I have complete confidence that the staff we be able to do it. I am thinking more in terms of the venue in which it will be presented. We are very familiar with the issue, but public should be able to look at the maps carefully before, during and after the presentation. I think it is important that the scale be what it is so people can identify individual parcels, that means a lot more than if it is on a relatively smaller scale. If the Commission can help you, i.e. going along to the Town Board meetings, we will do whatever we can.

The meeting was adjourned at 10:25 p.m.

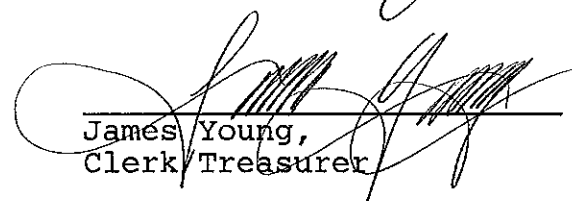
ATTEST



John G. Early, Chairman

6/8/89

Date



James Young,
Clerk/Treasurer

6/8/89

Date

Attendance

Present: Bryant, Colebrook, Early, Eber, Ewing, Filley, Fischer, Jason, Lee, Morgan, Scott, Sibley, Young, McCavitt.

Absent: Araujo, Wey, Delaney, Allen, Geller, Harney, Davis.