

THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF JULY 6, 1989

MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a Special Meeting of the Commission on Thursday, July 6, 1989 at 8:00 p.m. at the West Tisbury School Gymnasium, Old County Road, West Tisbury, MA.

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

ITEM #1 - Chairman's Report

Mr. Early welcomed the new Commissioners, Thomas Sullivan from Tisbury and Alan Schweikert from Oak Bluffs, and asked for everyone around the table to introduce themselves, which they did.

He went on to report that this will be our semi-permanent location for the next couple months. He stated that there still needs to be resolutions to some of the issues that caused us to move from our Oak Bluffs location, namely handicap access. There are several things the building must do to be in compliance with regulations. Mr. Early asked Ms. Bryant to discuss her conversation with the Cape Organization for the Rights of the Disabled (CORD).

Ms. Bryant, Commissioner, reviewed her conversation and the two additional issues that need to be addressed for this building to be in compliance, namely a curb cut and signage. She stated that she relayed the importance of the Commission conducting this meeting tonight and our assurance that these issues will be addressed.

Mr. Early added that measures are currently underway to address both of these issues.

ITEM #2 - Old Business - There was none.

ITEM #3 - Minutes of June 15, 1989

It was motioned and seconded to approve the draft minutes as presented. There was no discussion. The motion passed with no opposition, 3 abstentions, Schweikert, Lee, Sullivan. (Geller abstained, Harney was in favor.)

ITEM #4 - Committee and Legislative Liaison Reports

Mr. Morgan, Legislative Liaison, discussed the County Borrowing Bill which has become law and stated that it is important because it means \$100,000 for continued water and sewer studies at the Airport. House

Bill 5312, which was filled for the Town of Oak Bluffs to establish recall procedures, was passed by the House and is now in Senate Steering and Policy, it look like that might be moving. Mr. Morgan also discussed House Bill 5991 which was filed as a result of a Tisbury Town Meeting vote to reimburse William Dias approximately \$8,900 for fill provided for the landfill. Due to an oversight it was felt that legislation was necessary to allow payment. He discussed the Excise Tax Bill and stated that he has heard that of the 75% for Jails and Houses of Correction, 7.5% would go into a fund controlled by the State and no one in Dukes County will ever see that money. He stated there is a clause in that Bill which says that the State will look at taking over County government and they will be examining our budget. The Bill does grant us the right to continue our normal expenditures, since we are passed July 1st, until they see our budget. There was continued discussion on this Bill, the MVC Excise Bill, the State Budget, and funding for Dyke Bridge.

Mr. Filley, Co-Chairperson, reported that the Comprehensive Planning and Advisory Committee (CPAC) held public forums on June 20th and 21st sponsored by the League of Women Voters. Last Thursday there was a meeting to discuss transportation issues and there was a good turnout. Minutes of these meetings will be available in the future.

Mr. Fischer, Chairman, reported that the Gay Head DCPC Committee had met with the Gay Head Planning Board Review Committee and landowners within the DCPC to discuss recently received or applied for permits to determine conformity with the Decision regarding distances to wetlands, wells, cliffs, etc. We will be scheduling another meeting.

Mr. Ewing, Chairman, reported that the Edgartown Great Ponds DCPC Committee had met and examined an exemption application for a large house. They had most of their permits, although some had expired. We agreed that it did not require an exemption. There was further discussion and review of the exemption procedures and discussion of a point system.

Mr. Young, Chairman, reported that Land Use Planning Committee had met June 26th. On the agenda were the Wesley Arms DRI, which will be discussed under item 5, the Dreamland and Surfside DRIs, and a preliminary look at the Affordable Housing project in Edgartown. We will meet again on July 10th at the Extension Service for a preliminary look at the Commercial Harbor Expansion in the Town of Oak Bluffs, the Beach Plum Inn expansion (another after the fact DRI) and a possible recommendation on the Playhouse Realty Trust DRI.

Linda Sibley discussed the first meeting in Oak Bluffs to address the problems in the Harbor. In attendance was Tom Bales, MVC Staff, members from the Boards of Selectmen and Health, Conservation Commission, Harbor Advisory Committee, Architectural Advisory Committee, the Harbormaster, the DCPC Nominator and member of the public. I think it was a good meeting. Generally there were feelings that we had to find the sources of the problems and a system was discussed for reviewing various potential causes. Duty assignments were made to several boards and individuals for information, including Tom Bales. There were 3 major points: 1. The need to take a look at

all bodies of water in Oak Bluffs especially in light of the recent closing of Sengekontacket Pond. 2. The need for a sewage treatment facility and the lack of funds. 3. The Phase III Harbor improvements and the fact that the funding has vanished. There will be another meeting in 2 weeks and all former DCPC Committee members are welcome to attend.

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

ITEM #5 - Discussion - Cape Pogue DCPC Regulations, Town of Edgartown

Mr. Early reminded everyone that this discussion is for Commissioners and Staff only. The only public input will be at the request of a Commissioner through the Chair.

Mr. Early introduced Greg Saxe, MVC Staff, to review the regulations.

Mr. Saxe reviewed the staff update (available in its entirety in the DCPC and the Meeting file) and stated that the Town of Edgartown has adopted these regulations as Article 14. He then answered questions from the Commissioners.

Mr. Filley stated that in the past during replanting it has been necessary to use fertilizers, if this is necessary in the future is there any possibility of its use being allowed? Mr. Saxe stated that in the Town's public meeting there was a request to allow the use of slow release, inorganic fertilizers, but the Planning Board is interested in prohibiting the use of all fertilizers and pesticides.

There was discussion on the necessity for a management plan and the burden it would place to require one of the property owners.

Mr. Ewing asked if the Committee will come up with a management plan? The response was no, they will develop general guidelines. Mr. Ewing then asked, and the applicant doesn't have to submit any management plans? The response was no.

Mr. Schweikert, Commissioner, asked how many buildable lots are in the DCPC? Mr. Saxe responded that in the original discussion we talked about a possibility of approximately 20.

Mr. Young stated that the reason we put off the vote on this was that a couple of issues were raised by the public, how have we addressed these issues? Mr. Saxe responded that regarding the discussion of jeep trails, Article 14 doesn't restrict their use but establishes the Committee which will review such use; regarding the limitation of further subdivisions and the claim that this would constitute a taking, we have received correspondence from Choate, Hall & Stewart, Commission counsel, copies are available, which states that this is not a taking and that the Regulations are defensible; regarding the discussion of amendments to allow a density of 1 dwelling per 3 acres and the property owners contentions that this whole process is discriminatory against those who have not yet subdivided, the Planning

Board is in favor of no further subdivision and restrictions on guesthouses and Commission counsel says the position is a defensible one.

Mr. Morgan stated that the Planning Board should also be talking about the West side of Cape Pogue Pond. He went on to state that he has heard discussion about transferring development rights as addressed by Dick Brown at the public hearing.

Mr. Ewing asked if the Planning Board could implement a transfer of development rights independently? After the Town vote are they in control of the DCPC? Ms. Borer responded that the Commission must adopt the regulations and state that they conform to the Guidelines in the Decision first. Then it would be up to the Planning Board to discuss the West Bank and the transfer of development rights.

Copies of the letter from Choate, Hall & Stewart were distributed and read by the Commissioners.

Ms. Harney, Commissioner, asked if there was a time limit on these regulations? Ms. Borer responded no, they become part of the Zoning By-Laws.

When there was no further discussion Mr. Early moved to the next agenda item.

ITEM #6 - Possible Vote - Cape Pogue DCPC Regulations, Town of Edgartown

It was motioned and seconded to approve the regulations, as voted on by the Town of Edgartown at their Town Meeting, as being consistent with the Guidelines of the DCPC Decision and to adopt the Regulations. Mr. Early reminded Commissioner that attendance at the public hearing is not necessary to participate in this vote. This motioned passed with a vote of 14 in favor, 0 opposed, 1 abstention, Filley. (Geller and Harney were in favor.)

After a short recess Mr. Early reconvened the special meeting at 9:07 p.m. and proceeded with agenda items.

ITEM #5 - Discussion - Wesley Arms DRI, Town of Oak Bluffs

Mr. Early reminded everyone that this discussion is also for the Commissioners and staff only with input from the public being received only after request from a Commissioner through the Chair.

Mr. Early introduced Mark Adams, MVC Staff, who gave briefly reviewed the proposal specification and then addressed issues brought up during the course of this DRI. He reviewed the staff update and correspondence received (available in its entirety in the DRI file) and noted that a copy of the letter from DEQE was included in the Commissioners' packets (all correspondence is available in its

entirety in the DRI file). He then answered questions from the Commissioners.

Mr. Filley asked, in reference to the water quality impact assessment and the conclusion drawn, do you concur? Mr. Adams responded that for a brief study, 2-3 days, it is a very good one. Mr. Filley then asked in reference to the statement made by the applicant's attorney in his letter of June 29th regarding the unused flow capacity resulting from renovations, is there any historical data to support the claim that there is a difference in flow caused by the dining room and the bakery not being included during renovations? Mr. Adams stated that the applicant has submitted nothing to substantiate this claim. The Chair asked the applicant to respond to this. Mr. Martell responded that these statements were based on DEQE standards. He went on to state that the water meters were "screwed up" and were replaced 3-4 years ago.

Mr. Adams stated that in his opinion we do not have enough relevant data on the Wesley Hotel to consider this rationale, for instance there was discussion at a public hearing about a laundry facility being added, etc. We have no way to judge whether these statements are accurate without reviewing the entire Wesley Hotel and its history.

Mr. Ewing asked when this water quality study was done? Mr. Adams responded on March 13 and 14, 1989. Mr. Ewing asked if the possible lower occupancy of the building at that time would affect the test? Mr. Adams responded that the conclusion was there was a high density of nitrates around the Wesley. The question the study addressed was, is it degrading/contaminating the surrounding water bodies? Groundwater flow was determined to be in the direction of the Harbor, not Sunset Lake, and the conclusion was that while the nutrients reach the Harbor there is a sufficient flushing action to mitigate the degradation.

Ms. Bryant asked if there were some statement made previously from the water department regarding water usage? Mr. Adams responded that Ms. Marinelli's correspondence dated August 4, 1988 included reference to water usage and he read pertinent sections of this correspondence.

Mr. Fischer stated that this is the second time we have looked at this DRI without DEQE approval and he thinks this is a waste of time. Personally he feels he can't even look at this without DEQE approval.

Ms. Eber asked if there are any results from flow studies conducted on the Campground property? Mr. Adams responded that there is very little progress to report. He stated that in his discussion with legal counsel for DEQE he got the impression that it is expected to take a long time to discuss and find solutions to this situation.

Mr. Geller asked in reference to the applicant's attorney's letter of June 29th regarding transfer of flow from one location to another by utilizing non-use in the adjacent building, isn't this similar to the recent situation with Playhouse Theatre and their request to transfer flow from the existing Town Hall, which was not granted by the

Wastewater Commission? Shouldn't this Commission show consistency from DRI to DRI? Mr. Adams stated that this doesn't seem to be different from that situation, the request is to transfer flow from one site to another. Mr. Geller asked, wouldn't this set a precedent for future DRIs to follow? Mr. Adams responded that DEQE will have a position on this maneuvering, although we have not seen a response yet. Mr. Geller stated he is aware of that, but the Commission's position should reflect consistency.

Mr. Ewing stated that he understands what the applicant is attempting to do but he sees no figures to support this and there is nothing to base a judgement on. He didn't see how we could make a decision on this request tonight and asked if there was additional information that we could obtain? Mr. Adams stated that he believes the applicant has had ample time to submit any information he might have to support these requests, the public hearing has been continued and the time frame extended several times. Mr. Early stated that a vote on the written decision is due next week.

Mr. Sullivan, Commissioner, asked if an environmental impact report had been submitted? Mr. Adams responded that an 8 page project report was submitted dealing with issues such as view shed, traffic, parking, etc. The Commissioners felt that additional information was necessary and requested specifics on 1) the water quality and 2) the structural soundness of the building. This additional information was reviewed in the staff update.

Mr. Lee stated that he believes that previous testimony from the applicant questioned why we were interested in both the Wesley Hotel and the Arms in reviewing this DRI and requested the Commissions consider them as separate entities. Now he is asking to swap flow. I see this as a major contradiction.

Mr. Early asked if there were any more direct questions for Mr. Adams? When there were none he called on Mr. Young to report on the Land Use Planning Committee Meeting.

Mr. Young, Chairman of LUPC, began by stating that regarding the applicant's attorney's request that Commissioner Colebrook abstain from this vote, the Executive Committee has discussed this both amongst ourselves and with Ms. Colebrook and we agree that Ms. Colebrook is perfectly free to vote. During LUPC there was discussion regarding the DEQE Administrative Order and the legal appeal by the Campground to the DEQE administrative order. Regarding Mr. Lee's statements of lack of DEQE approval, we certainly have the option of denial based on DEQE findings. However, there is another avenue. Certainly the applicant is bound by Board of Health and DEQE approvals and we could make our decision based on other issues and condition our decision on their approval. In this vein I want to give my opinion of clarifications on a few issues discussed that may have become non-issues: the fact that this building is cited on the Historical Register as part of the Campground should be balanced against the structural engineer's assessment that the building has served beyond its usefulness; concerning previous discussion on the need for a special permit, the previous building inspector in Oak Bluffs sent us

a letter stating that this is located in the business district and this should be accepted, unless the Town chooses to pursue it; regarding the view channel, it does change but I don't think there is a severe impact and it allows for a larger setback in the rear; the Harbor pollution is the big issue in light of the determination of groundwater flow not being toward Sunset Lake. I believe that an upgrade to a Title V system would be a tremendous benefit to the situation. However I do not believe a transfer of flow is reasonable without a full review of the Wesley Hotel and I think it would be inappropriate to allow this. We don't know about other changes that might have occurred during renovation in addition to the deletion of the dining room and bakery. There are a number of benefits to this project that should be weighed in addition to the upgrade in the septic. The visual benefits of this project should be examined; this building is an eyesore, particularly now that it is beside a well renovated and prominent hotel. Mr. Martell has a track record of impressive renovations and I think that the Wesley Arms could be an attractive gateway to the Town. It has also been proven that we need facilities for handicap and elderly patrons and this would provide what no other hotel on the Island does, an elevator. Of course the major detriment is the expansion and DEQE's desire to see no expansions in the Campground property. Based on these issues I believe we have several options: 1) Denial, based on the issue of the DEQE Administrative Order; 2) Approval for demolition only; 3) Approval only for upgrade to Title V septic; 4) Approval with no expansion (20 rooms) and allow only upgrade to Title V which would preclude such expansion. If we were to consider any type of approval it would have to be with conditions to mitigate the possible impacts of the project. Certainly we could say that the applicant needs DEQE approval and that this decision doesn't constitute our approval of the expansion. I talked with Ms. Sibley regarding some of the issues discussed at the recent Town Meeting to deal with problems in the Harbor area. The Town representatives discussed the need for the Oak Bluffs Harbor to have a pump-out station, shower, and restroom facilities for the boaters and the lack of Town or State funding for such a purpose. The Commission is currently reviewing DRIs in the vicinity of the Oak Bluffs Harbor. Certainly monetary exactions to mitigate the potential detrimental impacts on the Harbor could be put into a fund earmarked for such purposes, as was discussed by Commission counsel at the annual working session.

Mr. Geller asked Mr. Young about the legal issue he mentioned? Mr. Young responded that the Campmeeting Association has appealed the Administrative Order. The second issue deals with the fact that the applicant submission to the Board of Health was referred by the Board to the DEQE for review and comment. Procedurally there is a time limitation on the comment forthcoming from DEQE and it is the applicant's contention that since the time had lapsed and DEQE had failed to respond that constitutes approval by default.

Mr. Jason asked for clarification, did LUPC have a recommendation? Mr. Young responded no.

Mr. Morgan, LUPC Member, added that indeed there were very diversified views. We were not even close to agreeing.

Mr. Young added that the letter from DEQE Legal Counsel was not available during LUPC discussion.

Mr. Ewing asked, considering the option that the application be approved with the same intensity of use, I assume this would change the design? Mr. Young responded yes, it would have to come back, possible for LUPC and staff review and approval.

Ms. Sibley asked, if we did approve this project with the increased usage subject to DEQE approval and DEQE refused to permit the increased usage, would the application come back to the full Commission? The project wouldn't be able to continue? That is correct.

When there was no further discussion Mr. Early moved to the next agenda item.

ITEM #6 - Possible Vote - Wesley Arms DRI, Town of Oak Bluffs

It was motioned and seconded to deny the Wesley Arms DRI for the following reasons: increased septage flow in the vicinity of the Harbor; congestion of the area; inadequate parking, traffic, and water quality. Lack of DEQE approval was also added.

Mr. Early opened the motion for discussion.

Mr. Young stated that he can't support this motion. I think the only detriment I would support would be 15H from Chapter 831, "the proposed development will further contravene land development objectives and policies developed by regional and state agencies". I also believe that this could be overcome by approval with the condition that there be no expanded use. There are too many benefits connected with this proposal, as I discussed earlier, with the main one being the upgrading of the septic to Title V, therefore I believe citing water quality as a reason for denial is not appropriate.

Mr. Jason asked what Mr. Young sees as a benefit of upgrading to Title V from a cesspool? Mr. Young stated reduced pathogens and bacteria. He added that Title V requires 40% over capacity opposed to the existing cesspools of which we do not know the status. I am not an expert but I assume it would be safer for the Harbor. Mr. Jason stated he could not agree that upgrading the septic is enough of a benefit.

Ms. Sibley asked MVC Staff, assuming the same rate of usage, is a Title V system an improvement over the existing cesspool? Mr. Saxe explained that treatment occurs more effectively where there is more area therefore more treatment is allowed by Title V. I presume that the present old cesspools are becoming clogged and therefore might not be treating the waste as well as when they were installed and they are more prone to failure? Mr. Adams added that this cesspool has a history of failure and pumpouts to the lagoons. Mr. Saxe added that another issue is that the setbacks required by Title V are further away. Mr. Adams then stated that requiring upgrading to Title V is

what the DEQE Administrative Order is all about and it could, and may well be, required by DEQE.

Ms. Sibley stated that setting aside the DEQE issue for a minute, the benefits are a more attractive building and facilities for the elderly and handicap that don't presently exist. I personally think the building is a good idea but it probably can't overcome the detriments of the septage.

Mr. Ewing stated that he didn't think the option of approving this at current usage and having the applicant come back to LUPC is all that good. The applicant comes in here with 33 rooms, then we reduce it to the current usage and he comes back to LUPC for approval. I think full Commission review would be required.

Mr. Lee agreed and added that we should deny the DRI and the applicant can come back again.

Mr. Morgan asked for a point of order, isn't the motion to deny as presented? Ms. Eber responded yes. Mr. Morgan continued, so we can't redesign the application. We deny the 33 rooms, 33 bathrooms, and the 65% increase in the intensity of use. Is it appropriate to be discussing the number of rooms and baths we would want? Mr. Early responded that it is inappropriate to discuss anything but the motion before us at this time.

Ms. Bryant stated that she liked the handicap accessibility but there are too many other problems associated with this proposal. She further stated that in her involvement with the handicap and elderly populations she is aware that they have found some existing buildings to be functionally accessible.

Mr. Filley stated that he agrees with Mr. Morgan that we should not be discussing a redesign but we should give the applicant some direction.

Mr. Morgan responded that the DEQE letter is very clear, he should look at reducing the size from 33 to 20 as exists.

Mr. Geller asked for clarification on a point; wasn't the economic feasibility of the elevator based on 33 rooms? I remember discussion by the applicant that reducing to 20 rooms would remove the economic feasibility of an elevator and thereby remove the handicapped access and the benefit associated with it.

Mr. Early asked the applicant to respond to this issue. Mr. Martell responded that is correct. 33 rooms are necessary to make the elevator economically feasible.

Mr. Early asked Ms. Borer to review the motion. Ms. Borer restated that the motion is to deny. She cited the reason from Chapter 831 as follows: Section 15a - not appropriate at the proposed location; 15b - adverse impact on the environment; 15c adversely affect other persons and property. These reasons are based on congestion of the area, inadequate parking, lack of DEQE approval, possible effects on the Harbor, and increased intensity of use as it effects the septage.

Mr. Geller stated that as he understands it, DEQE is so inundated that it is difficult to get a decision out of them. If we cite lack of DEQE approval as a reason for denial we will be setting a precedent that we won't act until DEQE does. We should give the option of approval with conditions on DEQE approval.

Mr. Young stated that he agrees particularly since DEQE has given specific information on their position.

Mr. Lee stated that he would withdraw that addition to the motion if it is appropriate? Ms. Borer asked remove lack of DEQE approval? Mr. Lee responded yes if it is deemed appropriate to do so.

Mr. Jason asked, hypothetically, would we approve a DRI without it meeting town guidelines? I would hope not. We are just saying that it doesn't meet with State guidelines.

Ms. Sibley added that in addition this is not a normal request that needs DEQE approval, this is a situation where there is a DEQE Administrative Order in place. The Administrative Order is the only legal reason to turn this down, in my opinion.

Mr. Morgan stated that it is important to remember that it isn't Mr. Martell's project that created the DEQE Administrative Order, it is just unfortunate for Mr. Martell that his project falls within the area of the Campgrounds.

Mr. Young added that there is a variance procedure and that is what the DEQE letter is in response to.

Mr. Adams, MVC Staff, stated that according to conversations with DEQE Legal Division there is no special provisions for exemptions or variances, the letter from DEQE was just review and comment on the Board of Health application.

Mr. Morgan stated that Mr. Adams in his presentation used the word "should not" when referring to DEQE's letter to the Board of Health addressing the issuance of permits. The letter actually uses the words "shall not allow" and "is prohibited from issuing permits".

Mr. Young stated that it also says you may replace systems. Mr. Morgan responded that the motion before us is not just replacement of the septic.

Mr. Fischer stated that the main concern is Oak Bluffs Harbor. I don't think this is a solid plan, particularly with no Board of Health approval on the septic. It is very confusing and I think that the Harbor deserves a good, solid plan.

When there was no further discussion Mr. Early called the vote on the motion to deny based on the reason stated above. This motion passed on a vote of 6 in favor, 3 opposed, 4 abstentions, Colebrook, Jason, Scott, Sibley. (Harney was in favor, Geller was opposed, Schweikert and Sullivan were ineligible to vote.)

ITEM #7 - New Business

Mr. Early called on Ms. Borer, Executive Director, who read the following: TO: Carol Borer, FROM: Francis F. Cournoyer, DATED: June 21, 1989. RE: Five bedroom Executive Suite Inn: adding permit uses by right under West Tisbury present zoning. This letter is in reference to the Middletown Executive Suite Inn in the West Tisbury Commercial Zoned area on State Road, West Tisbury, MA., assessors Map 15 L 98.1. Because of the economic conditions on Martha's Vineyard, my own financial situation, the loss of the first building to fire in February 1989 resulting in my inability to complete this structure for the current season, and the time elements involved in attempting to finish as soon as possible, I would like to be able to add to the uses of the property; permitted uses by right, under the present West Tisbury Zoning i.e. professional services (doctor, lawyer, insurance, surveyor, medical services, accountant, tax advisor, etc.). I am presently negotiating with two professional year round service persons. They would be an asset to West Tisbury and the up-Island community. The middle unit will be the office for the remaining units that may eventually be built as executive suites or a manager office. Two handicap ramps are being constructed along with an accessible handicap toilet facility in the managers office in compliance with Architectural Barriers Board Standards. The waste water flow as per agreement with the West Tisbury Board of Health is 550 gallons per day in the installed system. This will not exceed that flow as the flow for this multi-use building will yield less gray water. I appreciate the Commission's consideration of this added use; permitted uses allowed by right under the current zoning law.

Ms. Scott asked if this would be on a permanent basis? Ms. Borer responded that she assumes it is on a permanent basis but was unsure about Mr. Cournoyer's future plans.

Mr. Filley asked if this wouldn't be considered a change in use? Ms. Borer responded that it is a permitted use and the building has never been occupied.

Mr. Jason asked what action is required by us? Mr. Early responded we need a consensus on whether or not this modification is significant enough to warrant a public hearing.

Ms. Scott stated that one thing that would change is traffic generations.

Mr. Ewing added that year round services would be a more intense use than a motel and therefore might warrant a public hearing.

Ms. Sibley stated, as an elected official in West Tisbury, that it was the hope of West Tisbury in creating this Commercial zone, to attract exactly the types of uses that Mr. Cournoyer proposes, services for the community. These uses would be more in keeping with the Town's decision and would be an asset to the Town.

Mr. Geller stated that he interprets this letter to mean that he

wants to add uses not substitute the uses already permitted. Is that what everyone understands? There was discussion about this.

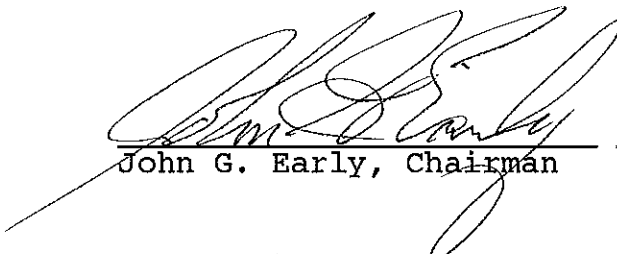
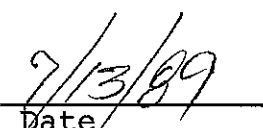
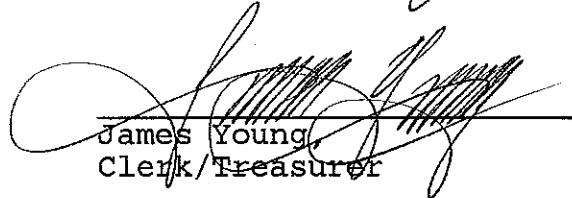
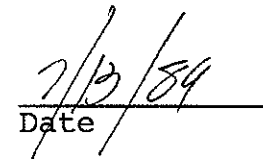
It was decided by consensus to write a letter to the West Tisbury Town Boards asking for their comments on this request and also to write to Mr. Cournoyer requesting clarification of his request.

ITEM #8 - Correspondence

There was discussion of a notice for an upcoming meeting with the Architectural Barriers Board regarding handicap access. The meeting will be held on Thursday, July 27th from approximately 10:00 a.m. to 4:00 p.m. at the Oak Bluffs Town Hall.

The meeting was adjourned at 10:47 p.m.

ATTEST

	
John G. Early, Chairman	Date
	
James Young, Clerk/Treasurer	Date

Attendance

Present: Bryant, Colebrook, Early, Eber, Schweikert, Ewing, Filley, Fischer, Jason, Lee, Sullivan, Morgan, Scott, Sibley, Young, Geller, Harney.

Absent: Wey, Delaney, McCavitt, Allen, Davis.