

# THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF NOVEMBER 9, 1989

## MARTHA'S VINEYARD COMMISSION MEETING

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

Mr. Early, Chairman, opened the Special Meeting of the Commission at 8:26 p.m. and proceeded with agenda items.

ITEM #1 - Chairman's Report

Mr. Early, Chairman, stated that he had no report at this time.

ITEM #2 - Old Business - There was none.

ITEM #3 - Minutes of October 26, 1989

It was motioned and seconded to approve the draft minutes as presented. There was no discussion. This motion passed with no opposition, no abstentions. (Harney was in favor.)

Mr. Early returned to Item #1

ITEM #1 - Chairman's Report

Mr. Early took this opportunity to explain the absence of Senator Rauschenbach and Representative Turkington, who were engaged in budget debates in Boston, and Mr. Connors and a member of the Choate Group, who were unable to leave Boston due to weather conditions.

ITEM #4 - Committee and Legislative Liaison Reports

Mr. Morgan, Legislative Liaison, reported that an excise deed bill, copies were distributed to Commissioner, had been filed on time. He stated that this bill would be reviewed in more detail during funding mechanism discussion. He continued by stating that in all the states in America, Massachusetts residents are the only people who can file their own legislation, without the aid of a senator or representative. It is not permitted in any other state and I think this is something that we should all be aware of.

Mr. Young, Chairman of Land Use Planning Committee (LUPC) reported that they had met on Monday with representatives of the Dreamland DRI proposal. We received their Preliminary User Study, which will be sent to McDonough & Scully for review, and their Scope of Traffic Study, prepared by Niels Gagel-Jorgensen AIA. We also began looking

at a recommendation for the Edgartown National Bank. We decided that since the minutes of the public hearing were not yet available we would put off that recommendation until next monday. We also reviewed a letter from the Tisbury Building Inspector regarding the Benjamin & Gannon reconstruction project. This will be a reconstruction with no expansion and is therefore not a DRI.

Mr. Ewing, Chairman of the Edgartown Ponds DCPC Committee, reported that they had met twice since the last Commission meeting. We looked at one exemption which had been denied, then we reconsidered it and approved it because we felt the denial would cause an undue hardship on the applicant. We reviewed one exemptions last night, for a modification of a previous exemption and had an informal review for creation of a foot path, both were approved.

Anne Harney, Co-Chairperson of the Comprehensive Planning Advisory Committee (CPAC), called Commissioners attention to a document entitled "Draft for Discussion" in their packets. This is a preliminary report on the MVC Comprehensive Island Plan. Mark Adams, MVC Staff, will briefly review this document tonight. What we are asking of the Commissioners is that they bring this document home and review it thoroughly so it can be discussed in more detail after they have an understanding of its contents.

Mr. Adams began by reviewing a wall display highlighting the main aspects of this plan. He stated that the document sent with the agenda mailing is incorporated into this document with some additions. CPAC has completed the scope and this document also includes a list of goals relating to the topics, these are still in draft form. The first page is an introduction to the plan and we chose to focus on the positive aspects of the Island. The second page includes a list of meetings held, documents currently available, and proposed final plan documents. The third page deals with possible levels of implementation and possible actions for the MVC to consider. The most important is probably the towns participation in this Master Plan. He stated that Nantucket's Master Plan consisted on 3 phases and although only the first phase was completed it is still working very well. He stated that the remaining pages list scopes in the left margin and possible goals and actions in the right column. He reviewed the scope and possible goals and actions briefly. He concluded by stating the input we hope to get from the Commissioners includes whether you feel the range of topics is adequate and if all the topics included deserve to be addressed.

Carol Borer, Executive Director, stated that what we are interested in doing is to have the Commissioners review this document so at least by next month we will have this formalized to the point that we can use it as a guide in our review of Developments of Regional Impact (DRIs) and Districts of Critical Planning Concern (DCPCs).

Mr. Early thanked the Committee members, staff and public for their participation in this endeavor. He stated that this is a unique process and would like to see the momentum continue. It is important to take this to the next step as quickly as possible.

Ms. Sibley, Commissioner, stated that this is an excellent job of organization and is very thorough. She asked how the points listed here relate to the workshops? Mr. Adams responded that the discussion of topics are not CPAC recommendations, just workshop comments. We are not suggesting that this entire document be adopted. This contains feedback from the workshops and Task Forces that will be used by CPAC to work up policies for adoption by the full Commission.

Ms. Borer stated that CPAC has, and will continue, to review this document but that they do not necessarily agree or disagree with all of the statements contained within.

Mr. Adams stated that CPAC needs additional help. It seems that the Committee is hesitant to come up with policies without input from the full Commission.

Ms. Sibley stated that she feels it is an excellent suggestion to add town officials to CPAC and stated that the sooner this is done the better. She feels that it will be particularly important when we get to the point of asking the public to accept this document.

There was discussion among the Commissioners as to the best way to achieve town participation. The following was discussed: asking Planning Board and Selectmen members to become members of CPAC; getting on the agenda for Selectmen and Planning Board meetings, it was stated that town participation should not be limited to only these boards; going before the All-Island Selectmen's association to address town officials; specific invitations to meetings including follow-up phone calls, Mr. Adams stated that hundreds of specific invitations were sent out for all workshops; holding one meeting per town and asking all town officials and to attend; producing a document for the town officials to review prior to such a meeting was decided to be a better alternative than just discussing the plan at the meeting since this would give the town officials an opportunity to review the document and make specific comments and suggest alternatives, possibly asking the officials to place an item on their agendas to discuss this amongst themselves prior to the joint meeting; and the importance of involving organizations other than town board including, but not limited to, the Wampanoag Tribal Council, M.V. Conservation Commission, Land Bank, garden clubs, League of Women Voters, etc.

Mr. Ewing initiated discussion regarding water quality since it is one of the limiting factors to development on the Vineyard. There was discussion regarding the inclusion of the Water Quality report recently completed by the MVC.

Mr. Schweikert asked with respect to the topics, they are quite comprehensive, but I am wondering if this would be the proper forum for something like a study to investigate the economic and social consequences of regionalization of a lot of the Island's facilities which might in many ways help expedite and initiate a lot of those goals and make them a lot easier to achieve? I don't see that specifically mentioned although it is hinted at in many of the subjects. Mr. Adams responded that this has been discussed but no one

came out and said this regional plan is really the place where we should come out and start advocating regionalization. There was discussion regarding what type of a role the All-Island Selectmen's Association would play in regionalization.

Ms. Harney closed the discussion by asking Commissioners to read this document carefully and we will be discussing it again when you've had a change to digest this information. Mr. Adams asked any Commissioner who have comments or suggestions to feel free to contact CPAC members or staff directly prior to the next meeting.

Mr. Early then skipped to Item #6.

ITEM #6 - Correspondence

Mr. Early called Commissioners attention to a copy of a letter, in their packets, from the M.V. Refuse Disposal and Resource Recovery District dated November 2, 1989 and asked Ms. Borer to review this letter.

Ms. Borer stated that stated that the first page is basically historical, the second page is a synopsis of what is going on now, and the third page indicates plans for initiating a new DRI process for the transfer site now located on the Edgartown Landfill site. This is not a formal application it is just to keep us abreast of the District's plans.

Mr. Jason, Commissioner, asked about the statement that is made on page 3 regarding the facility approved on Lot# 28-54 and its operating for two and one-half to four and one-half years. I though the approval was for 3 years? He asked the Executive Director to investigate this.

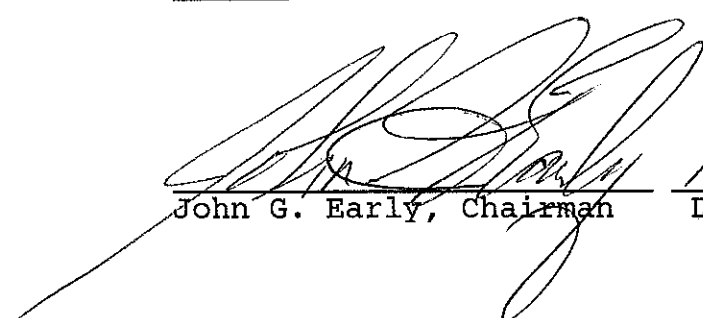
ITEM #5 - New Business - Discussion of funding mechanism ideas.

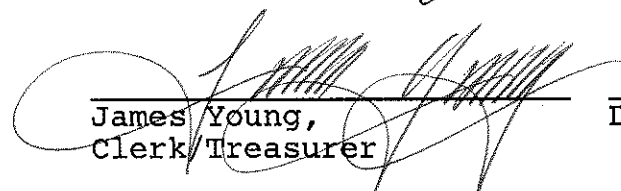
Commissioners discussed possible funding mechanism and the following list of potential funding sources resulted: Excise Bill filed November 1, 1989 - relative to increasing the excise tax on deeds, instruments, etc. in Dukes County, Mr. Morgan discussed this bill briefly; Extra tax or fee on seasonal residents (owning Vineyard property and paying Vineyard taxes); Land Bank Amendment - increase, % to MVC; Head Tax - users fee - entrance fee - landing fee - (to County then MVC); Assess towns more money - provide more services so towns don't get caught in 2 1/2; Professional fund raisers - Choate Group, private organizations; Fee structure for DRIs (graduated); Housing Authority contract for staff; SSA contract for planning; Land Bank contract for staff and planning; Contribution to MVC to protect Island and resources, find leading developer, endowment fund; Fund raising event in summer - invite glitter and friends of MVC; Sell M.V. Airport, County Commissioners (Board) administer, fund to 100% of needs; covenant sale, guarantee industrial park review, % to MVC; C. 193 investigate takeover of essential services - deeds, airport, jail, buyer collects rent, gas, land fees - add MVC; and Secretary's budget.

This list of potential funding sources will be forwarded to Representative Turkington, Senator Rauschenbach, and Don Connors of the Choate Group.

The meeting was adjourned at 10:18 p.m.

ATTEST

  
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John G. Early, Chairman      Date 11/16/89

  
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James Young,  
Clerk/Treasurer      Date 11/16/89

Attendance

Present: Bryant, Early, Eber, Ewing, Greene, Jason, Lee, Morgan, Schweikert, Sibley, Sullivan, Wey, Young, McCavitt, Harney.

Absent: Colebrook, Filley, Fischer, Allen, Geller, Davis.