

THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF DECEMBER 21, 1989

MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a public hearing on Thursday, December 21, 1989 at 8:00 p.m. at the Martha's Vineyard Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA regarding the following Development of Regional Impact (DRI):

Applicant: Jane C. Brown
Trustee of Keyland Realty Trust
c/o Martin V. Tomassian, Jr.
P.O. Box 355
Edgartown, MA 02539

Location: Upper Main Street
Edgartown - Vineyard Haven Road and
Edgartown - Oak Bluffs Road
Edgartown, MA

Proposal: New commercial construction qualifying as a DRI since the proposal is greater than 1,000 square feet.

James Young, Chairman of the Land Use Planning Committee, (LUPC), read the Keyland Public Hearing Notice, opened the hearing for testimony, and immediately continued the hearing to January 11, 1990. As new documents and plans have been submitted less than three days from today which staff and the applicant need time to review and finalize.

Following the continuation of the public hearing Mr. Early, Chairman, opened the Regular Meeting of the Commission and proceeded with agenda items.

ITEM #1 - Chairman's Report

Mr. Early stated that this is the last time I will be making this report and I want to take this opportunity to thank the Executive Director, the MVC staff, all the previous Chairmen, and Commissioners for all their assistance during my term as Chairman.

ITEM #2 - Old Business - There was none.

ITEM #3 - Minutes of December 14, 1989

It was motioned and seconded to approve the draft minutes as presented. There was no discussion. This motion passed with no opposition, 1 abstention, Lee. (Harney was in favor.)

ITEM #4 - Committee and Legislative Liaison Reports

Mr. Morgan, Legislative Liaison, reported that Bill #6385 regarding liens of recipients of Medicaid funds is in the Human Services Committee and it appears to be stalled. The bill to establish the Tisbury Department of Public Works has been signed. The proposed jail on County property at the Airport doesn't look like it is going to happen because the FAA was unhappy with the positioning and size of the structure. The Capital Planning Committee decided that there is no sense in pursuing it more on this County site. Mr. Morgan concluded by stating that the Conference Committee of the Senate and House haven't made any final decisions yet.

Mr. Filley, Co-Chairperson of the Comprehensive Planning Advisory Committee (CPAC), reported that they were in the process of pulling together the input from the past few Commission Meetings in preparation for a presentation during the first few weeks in January. There will possibly be another CPAC meeting before then.

Mr. Jason, Chairman of the Planning and Economic Development Committee, reported that the Planned Developed District Committees voted to approve the draft regulations today. There will be a public hearing on January 18, 1990, the deadline for adoption of regulations is February 9, 1990.

Mr. Early reported that the Executive Committee met with members of the Financial Committees of the Island to discuss the Commission's budget and the town's assessments. Four of the six towns were represented, Tisbury, Oak Bluffs, West Tisbury and Edgartown. I will ask Mr. Young as Clerk/Treasurer to give you a report.

Mr. Young stated that it was a good meeting. During the meeting Mr. Friedman explained how the assessment were arrived at and it was quite interesting. The assessments to the towns are up dramatically from last year, based on the fact that the Commission lost \$140,000 in State funding. Some assessments have increased as much as 100% although the Commission has paired back its budget to a level that is even lower than last year's. The Finance Committees were impressed with the frugality of our budget and agreed to support the assessments. We are striving to provide the same degree and quality of services to the towns while minimizing the increases in the assessments.

Mr. Jason stated that it was the most productive finance meeting he has seen in 12 years.

Mr. Early then stated that there has been a new DCPC nomination for a Special Ways DCPC in West Tisbury. He appointed the following members to the Special Ways DCPC Committee: Ms. Greene, Ms. Sibley, Mr. Sullivan, Mr. Lee, Mr. Filley, and Mr. Schweikert.

Ms. Borer stated that she has copies of the nomination papers for all Committee members that she will distributed after the meeting.

Mr. Young, Chairman of Land Use Planning Committee, reported that they had met Monday to discuss a recommendation for the Dreamland DRI. We looked at the M.V. Shipyard again, it was deemed complete and the public hearing will be scheduled for January 11th. The Packer DRI was withdrawn. We also approved the traffic scope for the M.V. Hospital Expansion DRI. The site visit to the LeLand DRI property has been confirmed for December 28th at 10:00 a.m. We will be meeting at Memorial Wharf. Mr. Young closed by stating that there are no LUPC meetings scheduled at this time.

ITEM #5 - Discussion - Dreamland DRI, Town of Oak Bluffs

Mr. Early asked Mr. Bales, MVC Staff, to update Commissioners on this DRI.

Mr. Bales reviewed the main aspects of the proposal and showed the plan that was approved by the Oak Bluff Architectural Assistance Committee.

There was discussion among the Commissioners on the height of the structure with and without the cupola, it noted that the additional height provides for the mansard roof and is preferable over a flat roof lowered to meet the 35 foot requirement; the total number of hotel rooms; the conformance to the Oak Bluff Master Plan in regard to the additional hotel rooms, retail space and restaurant; the benefit of removing a moped dealership was discussed in light of the new Oak Bluffs Moped law; the aesthetic benefit to the Town was also discussed in comparison to what presently exists which was described as an eyesore; and the possibility of installing low flush toilets.

Mr. Young gave the LUPC recommendation (available in its entirety in the DRI and meeting files). The recommendation was for approval with conditions as follows: To further assure environmental impacts, now and in the future, the LUPC requires the applicant to submit to LUPC, prior to an occupancy permit, a catch basin maintenance plan for review and approval by LUPC; The LUPC accepts the applicant's offer to provide housing off-site for the additional staff; The LUPC accepts the applicant's offer to contribute to the Martha's Vineyard Transit Authority (MVTA) through a monetary assessment, if and when one is established, or the Oak Bluffs Parking and Traffic Committee for a traffic study if and when a traffic planning study is undertaken. The applicant shall comply with mitigative measures, findings and recommendations that result from such traffic study.

There was discussion on the following: adding a condition for the installation of water saving devices, such as low flush toilets, whenever possible; conditioning against an underground fuel tank, after discussion regarding the fact that the Fire Department would have to approve the installation of the tank, the stringent regulations, and that the applicant would prefer an above ground tank it was decided not to condition this; that the monetary assessment should be given to the Oak Bluffs Parking & Traffic Committee to use as they see fit, not to the M.V. Transit Authority, after discussion it was decided to assess \$200.00 per room, less the 2 employee rooms, for a total of \$3,000.00 which would go to the Oak Bluffs Parking & Traffic Committee for a traffic study of the North Bluffs area.

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

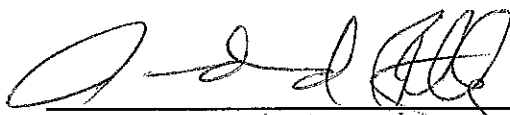
It was motioned and seconded to approve the Dreamland DRI with the following conditions: To further assure environmental impacts, now and in the future, the MVC requires the applicant to submit to LUPC, prior to an occupancy permit, a catch basin maintenance plan for review and approval by LUPC; The MVC accepts the applicant's offer to provide housing off-site for the additional staff; The applicant will make a monetary contribution of \$3,000 to the Oak Bluffs Parking and Traffic Committee for a traffic study of the North Bluffs area. The applicant shall comply with mitigative measures, findings and recommendations that result from such traffic study; The applicant will install water saving devices, such as low flush toilets, whenever possible. There was no discussion on this motion. The motion passed with a vote of 11 in favor, 0 opposed, 4 abstentions, Greene, Wey, McCavitt, Early. (Harney was in favor.)

ITEM #7 - New Business - There was none.


ITEM #8 - Correspondence - There was none.

The meeting was adjourned at 8:55 p.m.

ATTEST



J. Woodward Filley, Chairman 1/4/90
Date



Albert O. Fischer, III 1-4-90
Clerk/Treasurer Date

Attendance

Present: Bryant*, Colebrook, Early, Filley, Fischer**, Greene, Jason, Lee, Morgan, Schweikert, Sibley, Sullivan, Wey, Young, McCavitt, Harney.

Absent: Eber, Ewing, Allen, Geller, Davis.

* Ms. Bryant arrived at 8:12 p.m.

** Mr. Fischer arrived at 8:08 p.m.