

THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF AUGUST 30, 1990

MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a Special Meeting Thursday, August 30, 1990 at 8:00 p.m. at the Martha's Vineyard Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA.

Mr. Filley, Chairman, opened the special meeting at 8:14 p.m. and proceeded with agenda items.

ITEM #1 - Chairman's Report

Mr. Filley welcomed members the Cape Cod Commission and asked them to introduce themselves, which they did. They thanked the Commission for inviting them to this meeting and the Executive Session held early today.

ITEM #2 - Old Business - There was none.

ITEM #3 - Minutes of August 23, 1990

It was motioned and seconded to approve the draft minutes as presented. There was no discussion on this motion. The motion passed with no opposition, no abstentions.

ITEM #4 - Committee and Legislative Liaison Reports

Mr. Morgan, Chairman of Land Use Planning Committee (LUPC), reported that there would be no meeting on Monday, September 3rd due to the Labor Day Holiday. They would be meeting on September 10th to continue discussion on the DRI checklist. Regarding the Vineyard Assembly of God, the Tisbury Planning Board made no further decision. They said the plan was approved as it was prior to Mr. Zinno's comments. Therefore the Commission issued the Certificate of Compliance to the applicant today. Mr. Morgan continued by stating that we received a letter from Mr. Adler regarding the test borings on the Spring Cove Realty Trust property. He is asking for a waiver of these test borings. (Letter available in the Meeting and Correspondence files at the Commission.) There was some brief discussion regarding this issue. Mr. Morgan stated that LUPC will discuss it one more time before bringing it to the full Commission.

Mr. Morgan then reported as Legislative Liaison by stating that the funding for the Edgartown Wastewater Treatment Plant has come through from the State. Relative to the letter we wrote to the Department of Environmental Management (DEM) regarding the transfer of ownership of 5 acres of the State Forest to the Department of Public Works (DPW), I

spoke to Representative Turkington and he stated that if the Island did not want this he would take the necessary steps to see that it doesn't happen. He will try to set up a meeting among representatives of DEM, DPW and the Airport Commission to discuss possible locations for the DPW facility.

Mr. Schilling, Executive Director, stated there is a change on the long term agenda. There will be a meeting scheduled for September 13th to vote on the Roads DCPC nominations.

Mr. Early, Chairman of the Planning and Economic Development Committee (PED), reported that they had met on Tuesday with Barry Didato, consultant, to discuss the Oak Bluffs Planned Development District Phase I Draft Master Plan. He showed us the text documents, 16 pages, and approximately 14 maps showing many things including topographical features, areas for conservation protection, and areas suitable for development. It was a very comprehensive report. Our plan now is to meet with the Town liaison within a week or so and go over the report. Then the final report will go to the Board of Selectmen and they will proceed with the project. Mr. Didato has done a very nice job. We hope to engage his services again to do a needs analysis.

Ms. Sibley reported for the Roads DCPC Committee in the absence of the Committee Chairman, Mr. Sullivan. She stated that there were only 2 committee members present at Mondays meeting and 2 members of the Tisbury Planning Board. We did not feel comfortable voting on a recommendation with only 2 members present. We will schedule another meeting and be prepared to give our recommendation on September 13th.

Mr. Simmons, MVC Transportation Planner, reported that he was in Boston yesterday to discuss the Unified Work Program and contract with the Department of Public Works. They verbally approved the new work program and the funding. There are new aspects of the work to be performed including comprehensive Island-wide traffic counting. Part of the funding provided will be for the purchase of new counters. This is something that I wanted to do anyway.

When there were no further Committee reports, Mr. Filley moved to the next agenda item.

ITEM #5 - Possible Vote - Written Decision, M.V. Hospital, Long Term Care Facility, Town of Oak Bluffs

Mr. Filley asked the Commissioners to review the written decision. One typographical correction was noted: Page 9 at the top, change orders to odors.

It was motioned and seconded to approve the written decision with amendments.

Discussion followed on this motion centering on conditions 3.a. and 5.a. Regarding Condition 3.a.: Commissioner reemphasized their desire to see that day care be provided to the employees at an affordable rate. Based on the applicant's statements that it would utilize existing residents, such as single parents, and that there would

therefore be no need to provide or condition affordable housing the Commissioners felt that affordable day care was necessary to make this a reality. Hospital representatives cited alternative methods to sliding scale fees to insure affordability in day care, such as utilizing a voucher system. They also expressed potential union problems with only providing this to Long Term Care Facility employees. Commissioners cited that the Hospital itself will benefit from this project in several ways, i.e. wastewater treatment plant, increased parking, redesigned entry, etc. therefore both facilities are actually involved in this proposal. There was discussion of 2 alternative conditions suggested by MVC staff and a letter from the Hospital also providing an alternate condition.

Regarding Condition 5.a.: Commissioners discussed the Hospital's request to change the last word from Island "residents" to Island "families" so that the families of Island residents would also have preference. Hospital representatives discussed the current admission policy. Commissioners requested that the current admission's policy be submitted into the record and noted in the decision in the plans section.

After lengthy discussion on these subjects the following amendments were developed.

Condition 3.a.: The Long Term Care Facility, Inc. shall undertake a program to supply its employees with affordable child care, and shall be responsive to the needs of its low- and moderate-income level employees with regards to child care. Said program shall be submitted to the Commission for review and approval prior to the opening of the facility.

Condition 3.a. amendment passed with no opposition, 1 abstention, Sibley.

Condition 5.a.: add to the end of the existing condition: according to the Hospital's current admission policy as submitted into the record.

Condition 5.a. amendment passed with 1 opposition, 1 abstention, Sibley.

The motion to approve the M.V. Hospital Long Term Care Facility written decision with the above amendments passed with a vote of 9 in favor, 1 opposed, 1 abstention, Sibley. (Geller was in favor.)

ITEM #6 - New Business - There was none.

ITEM #7 - Correspondence

Mr. Filley read the following letters of correspondence into the record: Letter of resignation from Greg Saxe dated August 24, 1990; Letter from Michael Putziger, MVY Realty Trust, re: Dirt removal at Nobnocket, dated August 28, 1990; Letter from Town of Chilmark, Board of Selectmen, re: Proposed Road DCPC, dated: August 20, 1990; Letter from Town of Oak Bluffs, Board of Selectmen, re: Proposed Road DCPC, dated: August 22, 1990. (All letters of correspondence are available

in the meeting and correspondence files at the Commission offices.)

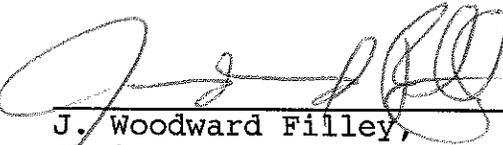
Mr. Schilling, Acting Executive Director, thanked the staff for all the assistance they have given him during his tenure as acting executive director. He stated he would never have been able to complete the work without the advice and assistance of the staff. They are a damn good staff who have done a trojan's job.

There was discussion regarding Mr. Saxe's offer to discuss his work with members of the Commission before he leaves. Mr. Early volunteered to meet with Mr. Saxe. It was also decided to send a letter of commendation for Mr. Saxe.

Mr. Young, Commissioner, then read a letter to the Commission. His letter stated that he will not be running for another term as Commissioner and stated the reasons for this decision. (This letter is also available in the meeting and correspondence files.)

The meeting was adjourned at 9:30 p.m.

ATTEST



J. Woodward Filley, Chairman 9/13/90
Date



Albert O. Fischer, III, Clerk/Treasurer 9/13/90
Date
→ James Young, Vice-Chairman

Attendance

Present: Bryant, Early, Eber, Filley, Fischer, Green, Jason, Morgan, Schweikert, Sibley, Young, Geller.

Absent: Colebrook, Durawa, Lee, Sullivan, Wey, Benoit, Allen, Harney, Davis.