

LAND USE PLANNING COMMITTEE - MINUTES

November 8, 1990

Attendance: R.Morgan; E.Eber; L. Jason; J.Green; L. Sibley

Bob Morgan, Chairman of the Committee opened the meeting at 4:35 p.m.

Island Elderly Housing -

(preliminary discussion) - Island Elderly Housing participants introduced themselves. The proposal for 45 units of elderly housing was explained as well as the proposed location and number of acres in the site. They explained the benefits of the proposal. They indicated that two requests for waivers would be made, one of the filing fee and one of the traffic study.

Gary Lowe discussed the site plan, the various features on the site presently and the nature of the architectural design. He indicated that there would be 45 one bedroom apartments with 5 handicapped accessible on the first floor. All common areas would also be located on the first floor. He indicated the means of access as being through the Community Services area. He explained the formula to determine the number of handicapped units to the total proposed.

A discussion of the cart paths on-site and any historical significance attached thereto.

The building as proposed would be around 33,000 square feet. A discussion of the number of parking spaces needed and provided followed.

A discussion of the status of the application before HUD followed.

A discussion of the need and usage of porches in such a proposal followed. A discussion of HUD requirements followed. A discussion of the application process followed.

A discussion of how the Commission might deal with such a project.

A discussion of the make-up of the tenants followed-i.e. single occupants vs. husband/wife. A discussion of the make-up and lay-out of each apartment followed. A discussion of the problems of non-barrier free apartments and their usage by handicapped persons followed.

A discussion of the reason for the splitting of the lot followed.
A discussion of the handicapped accessibility of the proposed walking path followed.

A discussion of some community gardens followed.

A discussion of the access agreement with the High School followed.
A discussion of the use of the shared driveway with Community Services followed.

A discussion of the zoning in the area as well as the use of a comprehensive permit followed.

A discussion of the relationship of the proposal to any DCPCs in the area followed.

A discussion of the proposed septic and surface drainage followed.

A discussion of the relationship of the access to the Community Services followed. A discussion of traffic patterns followed.

A discussion of a sidewalk along the access road followed. A discussion of any maintenance facilities followed. A discussion of storage facilities followed.

A discussion of the lack of a basement and its need and/or cost factors followed.

A discussion of joint access and the problems created with the congestion in the area followed.

Mr. Morgan read the waiver requests and indicated that those items were open for discussion at this time.

With aspect to the filing fee, Island Elderly Housing explained their status and why they had requested such a waiver. A discussion of this matter followed. It was indicated that the full Commission would receive a recommendation from the Committee regarding the waiver of the filing fee. The Committee indicated a favorable recommendation for the waiver.

A discussion of the traffic study followed. Mr. Clifford indicated that the staff felt that there was sufficient data available here at the Commission to suffice the needs of a traffic study.

A discussion of the possibility of joint hearings followed. There being no further information, the Committee thanked the Island Elderly Housing group for their presentation.

The Committee discussed the request of Ken Barwick of Tisbury to determine once and for all whether the Boch proposal was a DRI.

Following a short recess, the Committee discussed the proposal at length. The Committee discussed the fact that a previous application had been submitted and that made it fall within the reasons for now being a DRI. A discussion of the past history of the application followed.

A discussion of the definition of change of use followed. Sam felt that the item was a DRI due to the fact that the land in question had been the subject of a previous DRI application.

The Committee voted unanimously to consider the Boch proposal a DRI as per items 6c and 13 of the Administrative Checklist for Developments of Regional Impacts. A letter so indicating thus to be sent to the Town of Tisbury.

Ms. Sibley raised a question of what the Commission does if a town does not refer a potential DRI. A discussion of this matter followed. A discussion of the proposed B & B hotel in Tisbury being a DRI followed. A discussion of the proposal and the fact that it was the subject of a previous DRI application.

A discussion of this matter followed.

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It was suggested that a letter be sent to all the boards in Tisbury indicating that the proposal should be a DRI.

There being no further business the meeting was adjourned at 6:30 P.M.

