

LAND USE PLANNING COMMITTEE

MINUTES - December 3, 1990

Attendance: R.Morgan; M.Donaroma; T.Sullivan; A.Schweikert, L.Sibley;
J.Green

Playhouse Theatre

B. Morgan called the meeting to order at 4:30 p.m. and noted that the first item on the agenda was the Playhouse Theatre and a possible amendment. He noted that the problem was the conflict between the Board of Appeals decision and the MVC decision.

Phil Magnuson discussed the decision of the zoning Board of Appeals and the sequence of events that followed. He discussed the changes required by the ZBA. He noted that the twin theatres had been changed to one theatre. He discussed the required changes in seating capacity. He asked the LUPC to help determine whether the change was significant and requiring additional meetings or hearings or that it was insubstantial enough to warrant no additional hearings. Ben Moore, architect, explained the internal design of the proposal.

Mr. Sullivan questioned the scenario of reaching the total number of seats.

Mr. Magnuson explained how the ZBA reached its decision on number of seats.

A discussion of this matter followed.

A discussion of the decision of the Sewer Commission followed.

Mr. Clifford discussed the original decision of the Commission with respect to the theatre.

A discussion of meeting fire codes followed.

Mr. Morgan indicated that the Committee understood the problem and felt that it need to be presented to the full Commission for a decision.

A discussion of the matter of recommendation to the Commission followed.

Mr. Morgan indicated that the agreement of the Committee was that the proposal not need a full DRI review or even a hearing.

Boch DRI

Mr. Morgan permitted Mr. Magnuson to raise a question on the Boch DRI. Mr. Magnuson indicated that he would be requesting waivers. He gave a brief review of the background of the proposal. He indicated that there would be over 80% reduction in floor area, refurbish the remaining building, create an unpaved parking lot in summer and use for boat storage in winter. He requested waivers of a full traffic study, landscape plans and drainage plans.

A discussion of how to interpret the item #13 of the Checklist followed.

A discussion of the use of the remaining building followed.

A discussion of the amount of parking potentially available followed.

A discussion of the material for the parking surface followed.

A discussion of the limitations of commercial uses followed.

Mr. Morgan suggested that the staff pursue some of the questions further and then the LUPC could meet again on the issue.

A discussion of how much the LUPC could grant as far as waivers and how much the full Commission would have to address.

A discussion of what types of plans should be submitted followed.

Mr. Clifford suggested a letter requesting whatever waivers were being sought followed. He felt that that would begin the process.

A discussion of some potential issues that may be raised at a public hearing followed.

Mr. Morgan indicated that further discussions would be held on the 17th of December.

Harthaven DRI

Mr. Morgan indicated that the LUPC had received a letter from Mr. Moore regarding the proposal and he suggested all present read it.

Mr. Moore explained the proposal and indicated that it was the final subdivision with the remainder of the land being put into conservation land.

He discussed the background of the proposal and past development in the area.

A discussion of the proposed open space/conservation area followed. Approximately 40 acres were to be open space. The proposal was not a cluster development.

Ms. Wheaton, Staff noted that the issue of affordable housing had not been addressed. A discussion of this matter followed.

A discussion of the location of the possible building sites followed. It was noted that the Oak Bluffs Water Dept. was seeking a connection to create a loop of the system and this was not a problem.

A further discussion of the past development of the area followed. The last development proposal was six years ago and some land was sold to the Land Bank by the Hart family recently.

John Bradford discussed the proposal and did not feel there were any problems. He did not feel that it was of regional impact. A discussion of this matter followed. A discussion of the various items on the Checklist pertaining to this proposal followed.

A discussion of guest house possibilities followed.

A further discussion of the issue of affordable housing followed.

Mr. Clifford noted that the application contained a request for a waiver of the scope of the traffic study. A discussion of the request followed.

Mr. Morgan asked if the LUPC wished to act on the scope of the traffic study. All agreed that the data available would be used.

The LUPC deemed the application complete and informed Mr. Moore that a hearing date would be set shortly.

A discussion of the proposed meeting in Gay Head followed.

There being no further business the meeting adjourned at 6:43 p.m.