

# THE MARTHA'S VINEYARD COMMISSION

BOX 1447 • OAK BLUFFS  
MASSACHUSETTS 02557  
(508) 693-3453  
FAX (508) 693-7894

MINUTES OF JANUARY 3, 1991

## MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a special meeting on Thursday, January 3, 1991 at 8:00 p.m. at the Martha's Vineyard Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA.

Ms. Greene, Chairman, opened the special meeting of the Commission at 8:02 p.m. and welcomed all Commissioners, returning and new. She asked Commissioners to introduce themselves, which they did.

Ms. Greene stated that she has opened the special meeting before the public hearing in order to address one matter under Item #5, appointment of the Chairman of the Land Use Planning Committee so this person can act as hearing officer for the MVY public hearing to follow.

### ITEM #5 - Committee Assignments

Ms. Greene appointed Alan Schweikert, Elected Commissioner from Oak Bluffs, as Chairman of LUPC and asked Mr. Schweikert to proceed with the public hearing.

The special meeting was recessed until after the public hearing.

---

The Martha's Vineyard Commission held a public hearing on Thursday, January 3, 1991 at 8:05 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: MVY Realty Trust  
c/o Schofield Brothers, Inc.  
P.O. Box 339  
Vineyard Haven, MA 02568  
Attn: Doug Hoehn

Location: State Road  
Vineyard Haven, MA

Proposal: Commercial construction qualifying as a DRI since the floor area is greater than 1,000 sq. ft. and the development is on property that has been the subject of a previous DRI.

Mr. Schweikert, Chairman of the Land Use Planning Committee, (LUPC), read the MVY Realty Trust Public Hearing Notice and read the following correspondence: TO: Charles Clifford, Executive Director, FROM: M. Halley, Choate, Hall & Stewart, DATE: January 3, 1991, RE: MVY Realty Trust - Conflict of Interest. SUMMARY: CH&S feel that this matter should be continued until such time as the State Ethics Commission responds to an inquiry concerning the propriety of the participation of certain Commission members given their partisan involvement as private citizens in prior proposals for this site advanced by this developer.

Following the reading of this letter, it was motioned and seconded to continue this public hearing until such time as a response is received from the State Ethics Commission.

Discussion on this motion followed and is summarized: Questions on the anticipated length for a response? Response approximately 1 month; Question of when traffic information can be completed so the hearing won't have to be continued again? Response MVC traffic study on State Road Corridor is slated for completion at the end of January, unsure of completion schedule for applicant's traffic study; Continued hearing should be held in a larger facility to accommodate the public. Response will hold in a larger room and re-advertise with 2 week notice; one Commissioner discussed the State Ethics Commission's determination that he personally could participate; The applicant was asked if it was agreeable to him to continue the public hearing until such time as the State Ethics Commission response and the traffic studies information was received? Mr. Putziger, applicant, responded yes, in principal, as long as it doesn't take too long.

The motion to continue this public hearing to an unspecified date carried unanimously. The hearing was continued at 8:15 p.m.

---

After a short recess to allow the public who wished to leave to do so, Ms. Greene reconvened the special meeting and proceeded with agenda items.

ITEM #1 - Chairman's Report

Ms. Greene stated that the letter regarding the MVY Realty Trust conflict of interest question will be mailed to Commissioners with the next mailing. Disclosure checklist are available in Commissioners packets tonight.

Ms. Greene stated that as Chairman I am required to sign a Certificate of the Chairman and the Commissioner to sign a document giving me the authority to act as Chairman for the Commission. These documents will then be notarized and filed. Commissioners signed the aforementioned documents.

ITEM #2 - Old Business - There was none.

ITEM #3 - Minutes of December 20, 1991

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, 5 abstentions Best, Briggs, Colaneri, and Combra. (Harney abstained.)

ITEM #4 - Committee and Legislative Liaison Reports

Ms. Greene stated that we had asked Mr. Morgan to attend and make his report as Legislative Liaison but he was unable to do so.

There were no committee reports since both Planning and Economic Development and LUPC had not met over the holiday season.

ITEM #5 - Committee Assignments

Ms. Greene restated her earlier appointment of Alan Schweikert as Chairman of Land Use Planning and asked Mr. John Early to continue acting as Chairman of the Planning and Economic Development Committee (PED).

Following a brief description of the roll and functions of the committees by the respective chairmen, Commissioners were asked to volunteer for these committees.

LUPC volunteer members included: L. Sibley, T. Sullivan, M. Donaroma, J. Best, and B. Hall.

PED volunteer members included: M. Donaroma, L. Jason, B. Hall and M. Colaneri.

Mr. Schweikert informed Commissioners that they need not be members to attend any or all meetings. Often Commissioners attend LUPC meetings relating to projects in their town and this input is greatly appreciated.

ITEM #6 - New Business

Mr. Lee, Vice-Chairman, asked about the Long Term Agenda, is there a meeting scheduled for January 31st? Mr. Clifford, Executive Director, responded that the date is still open but there is the possibility that something will be scheduled for that night.

ITEM #8 - Correspondence

There was no additional correspondence other than that read during the MVY Realty Trust public hearing.

Ms. Greene asked Ms. Harney about her status as Governor's appointee? Ms. Harney stated she is unsure in light of the new governor. Ms. Greene expressed her desire for Ms. Harney to continue on the Commission.

The meeting was adjourned at 8:40 p.m.

ATTEST

Jane A. Greene                      1/12/91  
Jane A. Greene, Chairman              Date

Thomas Sullivan                      1/12/91  
Thomas Sullivan,                      Date  
Clerk/Treasurer

Attendance

Present: Best, Briggs, Bryant, Colaneri, Combra, Donaroma, Early, Greene, Hall\*, Jason, Lee, Schweikert, Sibley, Sullivan, Wey, Harney.

Absent: Benoit, Clarke, Allen, Davis, Geller.

Commissioner Hall arrived at 8:37 p.m. during Item #5, Committee Assignments.