

LAND USE PLANNING COMMITTEE

MINUTES - January 14, 1991

ATTENDANCE: M. Donaroma, B. Hall, T. Sullivan, J. Greene, J. Best
L. Jason

Mr. Clifford chaired the meeting in the absence of Alan Schweikert.

BROWNELL DRI

Mr. Brownell discussed the background of his proposal for a bed and breakfast in Edgartown. The proposal is to renovate the building, remove the existing kitchen and replace it with a two story addition containing four bedrooms and four baths.

He discussed the historic nature of the area and his structure. He then discussed the location of the proposal and used a series of overhead projections to illustrate the changes proposed. The proposed new area would be approximately 1,000 sq.ft. He indicated that the landscaping and parking proposals had not yet been fully developed.

A discussion of handicapped access followed. Mr. Brownell indicated that such had not been considered as yet.

A discussion of the proposed lay-out and design of the proposed conversion followed.

A discussion of the style of architecture of the addition followed.

A discussion of a sprinkler system for the use proposed followed.

It was indicated that the owner would not live on-site but a manager may.

The proposed inn usage would be for a year-round facility. Mr. Brownell noted that he had not discussed the matter with the Sewer Commission. Mr. Brownell discussed the reasons why he wished to go forward with the proposal.

A discussion of the proposal and the use of an on-site manager followed. A discussion of the terminology used for identifying the usage followed. A discussion of the parking proposal followed.

A further discussion of the need to meet with the Sewer Commission followed.

It was noted that the staff felt that the applicant needed to give further explanation of second floor exits (fire); handicapped access; handicapped room and bathroom; landscaping; parking lay-out.

A discussion of the Edgartown desire to have a buffer zone between the commercial and residential followed.

The Committee asked to have the existing structural footprint vs. what was proposed superimposed on the same plan for ease of discussion.

A discussion of the need to meet with the Historic Commission and Sewer Commission early in the process followed.

There being no further questions, the Committee thanked the Brownells for being present.

WHITEMORE DRI

Mr. Clifford indicated that Ray LaPorte from the Tisbury ZBA was present to help clarify any of the terminology within the Tisbury ordinance.

A further discussion of the various definitions contained in state and local laws followed. Mr. Whitemore explained a letter from R. McCarron, Tisbury legal counsel which he then distributed.

A discussion of the numbers of lots and numbers of buildings followed.

A discussion of which items had been checked on the checklist followed.

A discussion of traffic and parking issues followed. A question was raised regarding access to fire-fighting equipment.

A discussion of the number of cars possible, the reduction thereof, the use of passes for the Transit system followed.

A further discussion with Mr. LaPorte on the by-law followed.

A discussion of the possibility of attempting to eliminate cars from the proposal.

A further discussion of the possibility of there being conflicts in the future as to whether this proposal could be permitted followed.

Mr. LaPorte indicated that the minutes of the ZBA meeting would be made available.

A discussion of the need to discuss matters on a regional level followed.

Mr. Simmons discussed the need to discuss a scope of traffic study and the need to complete the floor plans for second floor egress and fire safety issues.

Mr. Whitemore was requested to obtain letters from the fire department regarding fire safety.

Mr. Simmons indicated that the proposal was complete enough to be deemed complete and scheduled for public hearing.

A discussion of the need for such a service such as bed and breakfast establishments followed.

The Committee decided to move forward with the application and schedule a public hearing.

There being no further business, the meeting adjourned at 7:05 P.M.