

# THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF JANUARY 17, 1991

## MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a public hearing on Thursday, January 17, 1991, at 8:02 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: W. M. Hart Realty Trust  
c/o Allan Moore  
P.O. Box 2713  
Oak Bluffs, MA

Location: South of Wing Road and east of Farm Road  
Oak Bluffs, MA

Proposal: Subdivision of land qualifying as a DRI since the proposed development is on land of a related or contiguous ownership of (20) acres or more.

Mr. Early, temporary Chairman of the Land Use Planning Committee (LUPC), read the Hart Realty Trust public hearing notice and explained how the presentations would be made. He called on Allan Moore to explain the proposal.

Mr. Moore discussed the proposal noting that it was to be the final division of land owned by the Hart family. He discussed the history of previous developments in the area. He discussed the development which occurred five years ago and that the present proposal was for five lots plus the remainder in conservation lands. He described the area and the natural features of the site including the wetlands and existing trails. He discussed the options for who might receive the conservation lands - Trustees, Land Bank, etc. - the open space would be 44+ acres.

He discussed the impacts on the environment, the town and on traffic in the area along Beach Road.

Mr. Moore then discussed the relationship of the proposal with relation to the overlay DCPCs, the Oak Bluffs well area and other rules and regulations.

He felt that the project would be primarily summer residents. He indicated that an easement would be granted to the Oak Bluffs Water Dept. to create a loop system and to help with the needed water pressures. He discussed the issue of affordable housing and felt that since 44+ acres would be going into conservation, the proposal should be exempt from the affordable housing requirements.

He discussed the easement area given to the town to assist in the rehabilitation of Farm Pond.

In response to a question from Mr. Wey regarding the conservation land being open to the public, Mr. Moore felt that it probably would but that would be up to whichever organization was to receive the land. Mr. Moore further discussed the trails and the need to keep them open as public access.

A discussion of the affordable housing issue followed.

In response to a question from Mr. Sullivan a discussion of when the previous subdivision of Hart land occurred followed.

In response to a question from Mr. Donaroma a discussion of where the building sites were located followed.

A general discussion of the proposal followed.

Mr. Early called upon Bill Wilcox to give the staff presentation.

Mr. Wilcox noted that staff comments had been handed out. He explained the DCPC requirements as related to the proposal and noted that the applicant had agreed to meet the stricter requirements even when the building areas were outside the DCPC areas. He discussed the Oak Bluffs Water Dept. requirements within the Farm Neck well zone of contribution. He discussed the wetland areas on the site and felt that any percolation tests should be done when the water table was at its highest.

He discussed the potential impact on the Farm Neck well.

He then discussed the open space in the area by type and amount. He discussed the concern of the Land Bank with respect to the trails and access to the Tradewinds Airport land.

In response to a question from Mr. Jason regarding direction of flow of groundwater, a discussion of the matter followed.

A discussion of the problems of Farm Pond followed.

A discussion of access to the Land Bank lands and the various trails on the land now followed. A discussion of public access on previous open space land followed.

Mr. Moore offered a letter to the Oak Bluffs Board of Health indication cooperation between the Hart Realty Trust and the Town with respect to Farm Pond for the record.

Mr. Early called for proponents - there were none.

Mr. Early then called for opponents - there were none.

Mr. Early called for any other interested parties - there were none.

Mr. Early called for town boards - there were none.

There was no correspondence regarding this matter.

Mr. Early read the letter from Hart Realty to the Board of Health.

A brief discussion of this matter followed.

There being no further testimony, the hearing was closed at 8:45 p.m. with the written record being kept open for one week.

The Chairman called a brief recess at 8:46 p.m.

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J. Greene, Chairman reconvened the meeting at 8:54 p.m. and opened the regular meeting.

ITEM #1 - Chairman's Report - there was none.

ITEM #2 - Old Business - there was none.

ITEM #3 - Minutes of January 3, 1991

It was moved and seconded to approve the minutes of January 3, 1991, as written - so voted. Mr. Hall abstained.

ITEM #4 - Committee and Legislative Liaison Reports

P.E.D. - Mr. Early noted that he had nothing to report but that there may be some very exciting projects coming up in the very near future.

LUPC - Ms. Greene noted that there had been two bed and breakfast proposals presented to the Committee - one in Edgartown and one in Tisbury. A brief discussion of this matter followed.

ITEM #5 - FY91 Budget

Chairman Greene read the public notice for the proposed budget for 1991 - 1992.

Mr. Friedman, Administrator, discussed the reasons for the hearing at this time. He explained the various groups that he had previously met with and how those meetings went.

He then went over each of the pages of the hand out item by item and explained how he had calculated each line item.

He noted that there would be no increase in the amounts being assessed each town over last years assessments. He discussed the amounts he expected from contracts and miscellaneous sources.

A discussion of many of the items on the budget followed. A discussion of state contractual amounts followed. A discussion of adjustments to local assessments followed. A discussion of the fees collected and how they were used followed.

A discussion of the most recent DPW contract and its time frame and amount followed.  
A discussion of how employees raises were calculated and whether there were cost of living raises or how they were decided. It was noted that there had been no staff raises during the past year.

Mr. Early discussed the budget and meeting with the West Tisbury Finance Board.

Mr. Clifford clarified a point regarding the contractual amounts as to which was federal and which was state monies. A discussion of what happens when state monies are cut followed.

Mr. Clark discussed the role of CZM in the future with respect to funding.

Mr. Sullivan moved adoption of the budget as presented, Mr. Early seconded-so voted with no nays or abstentions.

ITEM #6 - Correspondence

Chairman Greene noted that each one present received a copy of a proposed zoning change in the Coastal District in Oak Bluffs.  
A brief discussion followed.

A letter from George Wey via Paul Adler regarding the test borings that were required followed. He asked to be on the agenda for the 28th of January.  
A discussion of this matter followed.

Ms. Greene noted that there was to be a meeting on January 25, in the MVC offices to talk about Tisbury traffic. She invited all interested parties to attend.

Ms. White noted that there would be a EOCD meeting - a monitoring visit regarding the Tisbury Senior Center would also be held on January 25th.

ITEM #7 Correspondence - there was none.

There being no further business the meeting adjourned at 9:37 p.m.

Attendance

Present: Best, Briggs, Bryant, Combra, Donaroma, Early, Greene Hall, Jason, Lee, Sullivan, Wey, Clarke

Absent: Colaneri, Hebert, Schweikert, Sibley, Allen, Davis, Geller, Harney

ATTEST

Jane A. Greene                      1/31/91  
Jane A. Greene, Chairman              Date

Thomas Sullivan                      1/31/91  
Thomas Sullivan,                      Date  
Clerk/Treasurer