

LAND USE PLANNING COMMITTEE

MINUTES - February 4, 1991

ATTENDANCE:

Present: A. Schweikert, L. Jason, L. Sibley, J. Greene,
M. Hebert, T. Sullivan

Mr. Schweikert called the meeting to order at 5:16 p.m. and indicated that the first item of business would be a review of the Howes House proposal in West Tisbury.

It was noted that Joe Eldridge was unable to attend due to a meeting with the Historic Commission in West Tisbury and John Early would not be in attendance due to a Selectmen's meeting.

Mr. Clifford explained the proposal. It was proposed to add and expand the structure to increase its usage for the Up-Island Council on Aging. Plans were distributed to those present. Mr. Clifford noted that the proposal included joint parking with the new library.

G. Manter, Chief of Police, West Tisbury, noted that any traffic increase would be very minimal. A discussion of the septic system followed. It was indicated that a joint system between the proposal and the new library would be used.

A discussion of the proposal followed. A discussion of the granting of waiver of fee followed. Mr. Jason moved recommendation of granting of waiver to full Commission. So voted.

Mr. Jason discussed the need for handicapped access to all doors. A discussion of the use of the second floor followed. It was suggested that it may be worthwhile to seek approval now for the second floor rather than waiting.

All agreed that the proposal should move forward and schedule a hearing.

Request to discuss test borings

Mr. Schweikert noted that Mr. Chuck Cotnoir had requested a moment to discuss matters regarding the Adler test pits. Mr. Cotnoir discussed the previous meetings regarding the test pits to be done on the Spring Cove Realty property. He discussed a perched water table issue and the need to prove whether there was or was not such a table on the site. He discussed the past decisions of the Commission. He discussed the condition as imposed by the Commission. He further displayed sample test borings as taken by the Corps of Engineers to indicate the structure of the subsurface materials. He also discussed what constituted a continuous example. He discussed and displayed a split spoon sample. He discussed his problem with how the tests were conducted on the site.

A discussion of the matter followed.

A discussion of how test samples are taken followed.
A discussion of what would be indicative of a perched water table followed.
He questioned the validity of the tests done.
Mr. Wilcox discussed his view of the testing done.
A discussion of the matter followed.
Some members were not convinced that the condition had been satisfied and wanted to know if in fact a specific direction had been given to the applicant.
A discussion of the adequacy of the test borings followed. Some of the Commissioners wished to see a staff review report after the fact. Those present asked Bill Wilcox to check on some of the data.
A discussion of matter followed regarding verification of data and any need for future consideration followed.
The Committee discussed the possible methods of writing conditions.
A general discussion of history of the Spring Cove DRI followed.

Standards and Criteria

The Committee reviewed the revised Standards and Criteria table.
Mr. Clifford noted the requested change to 3104 which would give the Commission an opportunity to have some say in the matter early on.

A discussion of the reasons for including the goals of the Land Bank in the checklist followed.

Mr. Jason requested a page by page review.

Mr. Clifford noted that the first two pages were unchanged. He then discussed each item thereafter.

- 3.101 - unchanged
- 3.102 - unchanged

He then noted that wording changes were indicated in all capitals.

- 3.103 - A discussion of the addition of archeological lands followed. The wording was changed to "maybe" in the archeological section.
- 3.104 - A discussion of the proposed change followed. It was suggested that the references to Section 12 of Chapter 831 be included to clarify this matter.
- 3.105 - Unchanged
- 3.106 - A discussion of this item followed.
- 3.107 - Unchanged
- 3.108 - The discussion added the County
- 3.109 - Unchanged
- 3.201 - The Committee concurred

LUPC
MINUTES
February 4, 1991
Page 3

- 3.202 - The Committee concurred.
- 3.203 - Unchanged
- 3.204 - Unchanged
- 3.301 - A major discussion of this item followed. Some of those present felt that the use of square footage should be changed. A discussion of cumulative square footage problems, auxilliary buildings, etc. followed. A discussion of changes of uses followed. A discussion of the use of type of business rather than square footage as criteria followed. A discussion of all commercial coming to the Commission for determination as to whether it was a DRI followed. Ms. Sibley asked the staff to develop a list of high, medium and low impact commercial ventures with respect to septage and traffic.

Mr. Jason questioned where the item on agricultural lands had disappeared to. Mr. Clifford indicated that it was included somewhere on the list.

There being no further business, the Committee adjourned at 6:55 p.m.