

LAND USE PLANNING COMMITTEE

MINUTES - February 11, 1991

Present: A. Schweikert; L. Jason; J. Greene; T. Sullivan;
L. Sibley; M. Donaroma

Fisher DRI -

Ed Cuetera presented the plans indicating that they had changed since the referral.

He explained the general description of the area; the right of way and recent events that had occurred in the area.

He discussed the clustering of the businesses in line with the recommendations of the Dodson Report for Upper Main Street.

He felt that the issue of parking may be muted since there was ample parking at the A & P. He discussed the design and lay-out of the proposal and described some of the features incorporated therein. He discussed the proposed landscaping for the area.

He discussed the proposed pedestrian connection between all structures in the area.

He felt that there was 37.5% lot coverage. He indicated that 80% coverage possible.

Proposal: 5,000 square foot building. 10 foot set backs from residentially zoned area-shared entrance.

He discussed the lay-out of the building. He also discussed the septic and site drainage issues, the plans not being complete as yet.

Ms. Greene raised a question as to the number of stores and a discussion of this matter followed. Mr. Cuetera discussed the design of the structure and the reason why it was designed as such. He further discussed the possible types of stores that could be located in the complex.

A discussion of the numbers of parking spaces needed and the number available in the area already followed.

A discussion of the abutters' feelings followed.

A discussion of the feelings of the bank followed. A discussion of the use of shared landscaping with the A & P followed.

A discussion of the closeness of the structure to the property line and the ability to deal with fill-fighting followed.

A discussion of the location of the septic system followed.

A discussion of the meanings of the Dodson report and the use of pedestrian ways followed. A discussion of set-back areas followed.

A discussion of the need for legal documentations for joint usage of parking followed.

A discussion of the various number of plans submitted followed.

A discussion of the provision of 20% open space requirement followed.

A discussion of Lot coverage and the structural design followed.

A discussion of lack of employee parking followed. A further discussion of the issue of total parking needed followed. A discussion of the location of the trash receptacle followed.

Mr. Schweikert noted that Mr. Cuetera would be given a list of problems by staff.

Mr. Clifford indicated the following problems:

- a number of vehicles in total or written agreement for off-site parking.
- need to provide some addressing of traffic; a traffic report is needed. A discussion followed.
- need to address the use of other people's property for paving, parking and drainage.
- need to address issue of existing structure and access thereto.
- need to submit a single plan, not many
- need agreement for use of other property followed for access and/or parking.

Ms. Greene indicated a letter being needed from fire department indicating access to building is acceptable.

A discussion of the past A & P traffic situation followed. Mr. Schweikert thanked Mr. Cuetera for his presentation and indicated that the Commission would be awaiting the additional information.

Herring Creek Farm DRI

Mr. Clifford discussed the meeting that the staff had had with the representatives thereof. He suggested that a hearing be scheduled for the proposal since they had met the requirements for the submittal and had addressed the items needed for a complete application.

A discussion of this matter followed. The Committee agreed to schedule a hearing and move forward.

Spring Cove Realty Trust DRI

Mr. Clifford discussed the field inspection performed by Bill Wilcox in response to questions raised by the Committee. He noted that Mr. Wilcox had discussed the matter with the engineer, had reviewed the data as well as all other test data and was of the opinion that the engineer's report was accurate. No evidence of cemented layering or of clay was found on the site. Mr. Jason noted that he had discussed the matter again with the West Tisbury Conservation Commission.

Mr. Clifford discussed the research that had been done in listening to the meeting tapes and minutes.

Mr. Clifford was instructed to send out a letter to Mr. Cotnoir indicating that the MVC decision would stand and that the conditions would stand.

Mr. Schweikert called for a discussion of the Standards and Criteria.

A discussion of the inclusion of agricultural preservation as item 3.205 followed. A discussion of the mechanism to be used and whether there should be a waiver of fees for the same.

A discussion of commercial requirements followed. Mr. Clifford passed out the ITE and SIC codes. He felt that the continued usage of square footage was preferred.

A discussion of this issue followed.

Mr. Simmons discussed the ITE figures and indicated that the use of square footage seemed to be the constant.

A discussion of what uses generate the most traffic and parking needs followed.

A discussion of the entire DRI process followed.

Mr. Clifford asked to be able to send the revised Standards and Criteria to the full Commission.

A discussion of the use of Title V variance followed.

A discussion of what constituted "new Construction" followed.

Ms. Sibley indicated that she would like to see if there could be a listing developed, at some point in the future that would be based upon intensity of usage and not square footage.

There being no further business, the meeting adjourned at 6:58 p.m.