

LAND USE PLANNING COMMITTEE

MINUTES - March 18, 1991

Present: A.Schweikert, B.A. Bryant, L. Jason, J. Greene,
M. Donaroma, J. Best, M. Hebert

Mr. Schweikert called the meeting to order at 5:15 p.m.

Taylor DRI

Mr. Schweikert asked Hugh Taylor to discuss and explain his proposal. Mr. Taylor discussed his project and the fact that the food service aspect was the triggering factor.

A discussion of the reasons for the referral followed. A discussion of what had been checked on the DRI Checklist followed.

A discussion of the actual size of the septic system followed.

Mr. Taylor explained the plan of the system and asked Kent Healy to further discuss the proposal.

Mr. Healy explained the way the system had been designed.

A discussion of how extensive the restaurant operation would be followed.

Mr. Taylor discussed why he felt it necessary to attempt to operate a restaurant and the reasoning that went into this decision.

A discussion of whether the referral would have been made if the proposal had only been for a bed and breakfast followed.

A further discussion of the septic system size and usage followed.

A discussion of the relationship of the septic capacity to the food service being proposed followed.

A discussion of the increase in the useful floor area of the building followed.

Mr. Taylor discussed the areas of the structure which might have constituted a change of use from residential to commercial.

Ms. Bryant questioned the handicapped accessibility. Mr. Taylor discussed what was necessary to make the structure handicapped accessible.

A discussion of what was needed for a hearing followed.

A discussion of the status of any permits from the town followed.

A discussion of whether the use was permitted in the area followed.

A discussion of procedures followed.

Mr. Taylor discussed the number of rooms currently being rented and whether there was a zoning violation or not.

Mr. Schweikert discussed the issue of what was before the Committee and what could or could not happen given MVC actions.

A discussion of the contents of the Gay Head Zoning Bylaw followed.

A discussion of what would be required from the town prior to MVC action followed.

A discussion of the need for the Planning Board action on the bed and breakfast portion prior to MVC action on a restaurant. Mr. Jason felt that Gay Head should act first and then if Mr. Taylor still wants a restaurant then have it referred as a change of use.

A discussion of procedural matters followed.

It was noted that the application was basically complete.

Mr. Schweiker indicated that packing, landscaping, lighting and handicapped access needed to be shown.

A discussion of the fee structure followed.
Mr. Simmons discussed any potential traffic analysis needed.
A discussion of when the public hearing may occur followed.
Mr. Taylor was instructed to contact the office regarding this matter.

A discussion of certain sections of Chapter 831 followed.
A discussion of handicapped access needs followed.

A general discussion of matters regarding decisions followed.

Mr. Simmons discussed the meeting between CZM and R.M. Packer and the fact that CZM appeared that all were satisfied with the results and that Mr. Clifford suggested the Commission move forward with the decision process.

Ms. Greene discussed a matter related to the Rogers DRI and a condition related to wholesale businesses. A discussion of this matter followed.

A discussion of mitigation measures for losses of housing units during changes of uses or other changes followed. A discussion of affordable housing followed.