

LAND USE PLANNING COMMITTEE

MINUTES - April 8, 1991

Present: A. Schweikert, M. Donaroma, B. Hall, L. Jason, J. Greene,
L. Sibley, T. Sullivan, J. Best

Martha's Vineyard Hospital - zoning change

Mr. Schweikert asked Jim Rappoport to explain the reason for the new change.

Attorney Rappoport discussed the recent court case that has forced a review of all zoning ordinances. He explained the proposal and how he felt that it would solve the problem of preexisting, non-conforming uses.

The Committee reviewed the proposed location on a map. A discussion of why certain other parcels were not included followed. A discussion of spot zoning followed. A discussion of the Supreme Court decision followed. (the Rockwood case)

A discussion of changing the Coastal Regulations followed.

A discussion of the procedures necessary followed.

A discussion of what might happen if the hospital ever went out of business followed.

A further discussion of use variances and other matters related to the necessary changes followed.

A further discussion of procedures followed.

A discussion of the options available to the Commission followed.

A discussion of changing the Coastal District regulations followed.

Spring Cove Realty -

Mr. Clifford explained the request and the type of permit being sought. He discussed the questions from the West Tisbury Conservation Commission.

A discussion of the past history of this permit being sought. He discussed the questions from the West Tisbury Conservation Commission.

A discussion of the past history of this permit request followed.

Mr. Jason discussed the items that he had found regarding the past proposal.

A discussion of where the proposed driveway was to be located followed.

A discussion of whether it was or was not a DRI followed.

A discussion of whether the application was or was not a routine request followed.

It was agreed to send this to the full Commission.

A discussion of the subdivision approval followed. A discussion of what the original MVC decision followed.

A general discussion followed.

It was decided to recommend return to town.

Letter from Martell Attorney -

Mr. Clifford distributed a letter from Peter Martell's attorney regarding a possible settlement out of court on the pending litigation. A discussion of this matter followed.

A discussion of not dealing with applicant in litigation directly followed.

Mr. Jason suggested a letter in return to attorney indicating confusion over why letter sent.
A discussion of this matter followed.

Cronig's Market DRI -

Mr. Clifford discussed some of the staff concerns regarding this application.
He indicated that should approval be given then a number of possible conditions could be:

- that the drainage at the rear of the existing store be corrected to eliminate all run-off from exiting the property.
- that all curb cuts on State Road be closed and use of Colonial Drive as main entrance.

A discussion of this latter item followed.
A discussion of future consequences of using a controlled situation to eliminate some roadway congestion.
Mr. Sullivan felt that such a solution would be a problem for local residents.
A discussion of this matter followed.
A discussion of consolidation of curb cuts for businesses followed.
A discussion of what also was located off Colonial Drive followed.
A discussion of the use of special police to aid traffic movement followed.
Mr. Sullivan suggested getting input from Chief McCarthy followed.
Mr. Donaroma discussed the landscape plan and felt that more was needed. It was suggested that a better landscape plan be returned to the LUPC.

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A discussion of masking the "sea of asphalt" followed.
A further discussion of the drainage issue followed.
A discussion of traffic movements, stacking, etc. followed.
A discussion of numbers of curb cuts necessary followed.
A further discussion of the improvement to the road followed.

Carl George raised the issue of delivery vehicles and the proposal as submitted by the applicant. A discussion of this matter followed.
A discussion of a single entrance drive on State Road with exit onto Colonial Drive followed.

There being no further business the meeting adjourned at 7:16 p.m.