

THE MARTHA'S VINEYARD COMMISSION

BOX 1447 • OAK BLUFFS
MASSACHUSETTS 02557
(508) 693-3453
FAX (508) 693-7894

MINUTES OF NOVEMBER 21, 1991

MARTHA'S VINEYARD COMMISSION MEETING

Jennie Greene, Chairman of the Commission, called the meeting to order at 7:35 P.M. She noted that meetings would be held at 7:30 P.M. for the winter months and that a presentation by the Massachusetts Coastal Zone Management staff would occur at 8:00 P.M.

ITEM #1 - Call to Order

ITEM #2 - Old Business - there was none.

ITEM #3 - Minutes of October 31, 1991. Mr. Early moved approval as drafted, duly seconded.

Mr. Hall noted a correction on page 4; the word housing needed to be substituted for the word zoning.

By voice vote, the minutes were approved as corrected with one abstention (Lee).

ITEM #4 - Reports

Chairman's Report - Ms. Greene noted that John Schilling would return to work on Monday.

She indicated that post cards would be sent to all Commissioners as notice of a meeting. This would be a trial to see if the office could cut down on paper use. She discussed this matter further.

LUPC - Mr. Schweikert discussed the LUPC meetings that had been held. He discussed Doug Dowling's request regarding an application in Chilmark and indicated that the LUPC did not feel that it was a DRI. He then discussed the proposal of Richard Wright to construct a commercial building off Holmes Hole Road. He noted the various issues that had been discussed and the points that needed to be addressed by the Applicant.

Mr. Schweikert then discussed the proposal for a miniature golf course off State Road.

Ms. Greene discussed the information provided to the applicant that would be needed for a public hearing.

PED - no report

Ms. Bryant discussed the various projects that would be undertaken shortly at the airport. She discussed the airline service being provided by Cape Air and indicated that the SSA had voted for guaranteed standby for next year. A discussion of the SSA proposal followed. Mr. Hall

discussed a conversation he had had with Cape Air. He discussed the possibility of an airport origin-destination study and the information that may be generated by same. He then discussed ways to make New York the essential air service hub instead of Boston.

Ms. Bryant further discussed the possibility of such a study and felt that the Airport Commissioners should be approached first and then let the Airport Commissioners approach the MVC.

Mr. Early noted that there had been meetings of the Oak Bluffs DCPC committee to develop regulations.

Ms. Taylor explained what had been done thus far and what was expected in the near future.

Legislative Liaison - there was no report.

Ms. Greene noted that it was 8:00 P.M. and she turned the meeting over to Jack Clarke, Massachusetts Coastal Zone Management (CZM) office. She introduced both Jack Clarke and Steve Bliven of CZM.

Mr. Clarke discussed the reasons for the meeting and the various portions of the Federal Act, Section 309.

Mr. Bliven further discussed the CZM program in Massachusetts with relationship to the federal act. He discussed the federal reauthorization of the program and the review of the use of the money provided.

He discussed the 8 areas of the program that were being reviewed in depth and noted those items that were missing. He discussed the information that CZM hoped to gain from each series of meetings or from various pieces of correspondence.

He then went through each of the 8 items one by one and discussed each further and noted that CZM had to make a final assessment once all of the public meetings were over and then turn these assessments into funding requests and allocations.

Mr. Schweikert questioned whether there were any funds specifically earmarked for the Vineyard. Mr. Bliven noted that CZM funds the MVC Coastal Planner position. He discussed the CZM staff outreach program. Mr. Clifford noted that there had been several Coastal Facilities Improvement Program (CFIP) projects here on the Island; Oak Bluffs, Edgartown, Chilmark.

Mr. Colaneri questioned the cycle of funds that were involved in the CFIP projects; were they one year, 3 years or 5 years, etc. Mr. Bliven discussed the funding cycles. Mr. Colaneri asked how much had reached the Island. A discussion of this matter followed.

Mr. Hall discussed the Coastal Wetlands Restriction Act and questioned what it was. Mr. Bliven explained the difference between the various wetlands acts. He was unsure of the status of the mapping program here on the Vineyard.

Mr. Schweikert continued with the question of when the CFIP program started and was there any funding available now. Mr. Bliven discussed the present day funding level of CZM. Most of the federal monies go

to pay staff salaries; state funds used to be used for CFIP programs and the like.

A discussion of this matter followed.

Unidentified audience briefly discussed the Wetlands Restriction Program.

Mr. Vanderhoop questioned whether the funding was limited to municipalities alone. Mr. Bliven indicated they could be used in any manner which would advance the goals of the program. Mr. Vanderhoop questioned any federal restrictions. Mr. Bliven indicated no. A discussion of whether there would be restrictions if the tribe were eligible to use CZM funds followed. A discussion of Executive Order 181 followed.

Mr. Sullivan discussed the Boston Harbor outfall pipe and asked what CZM's view was. Mr. Bliven discussed the proposal and the CZM stance to date. He discussed the proposed monitoring program; the sequence of events; the present status of the plan and where the process was at this moment. He discussed the role of each of the regulatory agencies in the process.

Mr. Colaneri discussed the issue of public access and refurbishing of public areas. Mr. Bliven discussed the matter and felt areas should be kept useful for public access; beach renourishment would fall within this scope. A discussion of this matter followed.

Ms. Bryant discussed the issue of hazard mitigation plans. Mr. Bliven explained what this meant. Ms. Bryant discussed the Squibnocket Pond access problems. A discussion of this matter followed.

Mr. Hall discussed the flood insurance program changes and asked what the relationship to CZM. Mr. Bliven indicated that FEMA handled this matter. Bob Maciel explained what had been told to him with respect to flood insurance and the northeast storm. Mr. Bliven had never heard of such matters. A discussion of the problems with the flood insurance program followed.

Ms. Sibley discussed the storm damage issues and the problems of certain measures adding to the problem and what was meant by the CZM proposed measures. Mr. Bliven discussed the various measures that could be used to eliminate storm damage; sale of property; building on pilings; public notification; mapping of erosion prone areas; etc. A discussion of this matter followed.

Ms. Sibley discussed the construction of barriers using private funds. Mr. Bliven discussed protective measures and grandfathering.

Ms. Greene discussed the problems with Farm Pond and asked what help CZM might be. Mr. Bliven discussed coastal pond issues. A discussion of these issues followed.

Mr. Combra questioned whether the cut-off of salt water would damage the pond. Mr. Bliven discussed how this may affect the pond. A discussion of this issue followed.

Bob Maciel discussed a meeting that had been held at Woods Hole Oceanographic Institution (WHOI) with DEP and others. A discussion of this matter followed.

Ms. Greene asked Mr. Bliven to explain the Boatyard Preservation Act. Mr. Bliven explained the program and noted the lack of money. Mr. Maciel discussed the problems of boatyards. A discussion of this matter followed.

Mr. Schweikert discussed the dredging of Sengekontacket Pond and the priorities of projects such as that. Mr. Bliven discussed the priority rating system. Mr. Schweikert asked if DEP could be invited to talk with the Commission.

Ms. Greene discussed the protection afforded by the barriers that were placed along the State Beach. Mr. Bliven discussed the feelings of CZM with respect to those matters. A discussion of the problems of State Beach followed.

Mr. Bliven discussed beach renourishment. Mr. Hall discussed the problem of delays in the permitting process to renourish the beach.

Mr. Lee discussed the loss of the West Basin road and other damage and questioned what may be available to help. Mr. Bliven discussed the options and possibilities. A discussion of this matter followed.

Donna Vanderhoop discussed the need for staff support for the conservation commissions. A discussion of this issue followed. A discussion of possible education programs for conservation commissions followed.

Ms. Taylor read a number of comments that had been forwarded to her regarding the meeting.

Ms. Greene thanked Mr. Bliven for his presentation and noted that the Commission would take a short break.

Ms. Greene reconvened the meeting at 9:27 P.M.

ITEM #5 - Discussion - MVC Housing Policy

Ms. Greene asked for an explanation of the changes made since the last meeting. Mr. Clifford explained the changes and offered suggestions for further amendment. A discussion of the possible amendments followed.

Mr. Colaneri noted that the full Commission needed to deal with the issue now.

Mr. Early questioned whether the wording would cover the warehousing situations. A discussion of this matter followed.

Ms. Sibley discussed the need to communicate to the public the fact that the policy is not intended to hurt or burden small developers.

Mr. Schweikert questioned how one would judge the impact on small developers. Mr. Early explained his feeling on the

matter. A discussion of this issue followed.

Mr. Colaneri felt specific projects would be dealt with on an individual basis. A discussion of this matter followed.

Mr. Hall discussed the issue of impact of commercial development on housing and the need to prove this point. He discussed the unemployment ratio and the impact of a low figure vs. the high unemployment ratio and disincentives to business. He suggested the possible use of an unemployment factor in determining the monetary sum to be sought. He then discussed how the use of such a factor would work.

Mr. Best discussed the life span of unemployment cycles and suggested that the manipulation of the economy would be a problem. He discussed how he felt businessmen viewed their future proposals and didn't feel that they were being so shortsighted as to build only because the unemployment was high.

Ms. Bryant discussed the value of the last paragraph which could be used to protect the small businessmen. She hoped for a vote.

Mr. Schweikert discussed the impact upon potential developers. A discussion of creativity followed.

Mr. Lee discussed the amortization of contributions over time.

Mr. Colaneri discussed other options available to applicants. He then discussed the obligation of the business community with respect to housing.

Ms. Sibley discussed job creation and housing relationship. She noted the seasonal nature of business and the problem of worker housing and its impact on affordable housing.

Mr. Early moved the adoption of the Affordable Housing Policy, duly seconded.

Mr. Hall asked for a clarification of wording found on page 2 of the proposal. A discussion of this matter followed.

Mr. hall asked for an outline of the studies used to develop the policy.

Mr. Donaroma felt the timing was poor for this policy and explained why. He discussed the replacement of a lost unit with a new one. He then discussed reversing the last paragraph around.

A discussion of whether an amendment had been offered followed.

Mr. Donaroma further discussed his concept of a reversal of the last paragraph.

A discussion of the impact of the dollar figures upon the

business community followed. A discussion of the comparison of application fees between the towns and the MVC followed.

A discussion of other costs that are imposed upon applicants by outside agencies followed.

ITEM #6 - Possible Vote - MVC Housing Policy
On a roll call vote the policy was adopted 11 yea - 3 nay

ITEM #7 - Old Business - there was none

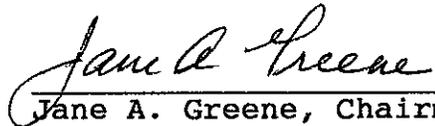
ITEM #8 - New Business
Ms. Greene appointed a nominating committee to be comprised of: T. Sullivan; M. Donaroma; A. Schweikert; J. Early L. Jason; A. Gallagher; J. Clarke; J. Greene; R. Lee

ITEM #9 - Correspondence
Ms. Greene read a letter from Marvin Geller noting his replacement as a Governor's appointee.

Ms. Greene then read a letter from the Chamber of Commerce being opposed to the Housing Policy.

There being no further business, the meeting adjourned at 10:05 P.M.

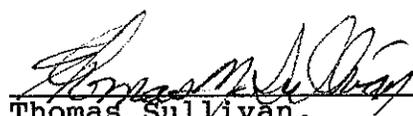
ATTEST



Jane A. Greene, Chairman

12/05/91

Date



Thomas Sullivan,
Clerk/Treasurer

12/5/91

Date

Attendance

Present: Best, Briggs, Bryant, Colaneri, Combra, Donaroma, Early, Greene, Hall, Vanderhoop, Lee, Schweikert, Sibley, Sullivan, Wey, Clarke

Absent: Jason, Benoit, Allen, Bolling, Gallagher