

# THE MARTHA'S VINEYARD COMMISSION

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

MINUTES OF DECEMBER 5, 1991

## MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a public hearing on Thursday, December 5, 1991 at 7:30 p.m. at the Martha's Vineyard Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA regarding the following Development of Regional Impact (DRI):

**Applicant:** Richard T. Wright  
P.O. Box 2690  
Vineyard Haven, MA 02568

**Location:** off Holmes Hole Road  
Tisbury, MA

**Proposal:** construction of commercial/lt. industrial building qualifying as a DRI since the proposal is for new construction greater than 1,000 square feet.

Alan Schweikert, Chairman of the Land Use Planning Committee read the public notice and opened the hearing for testimony at 7:45 P.M. John Early noted that he had a potential conflict of interest and left the room.

Doug Hoehn, agent for the applicant, distributed a series of maps and documents to all present. He discussed the meeting the applicant had with the Land Use Planning Committee. He discussed the plans that were hung on the wall, the floor plans and the pertinent section of the Tisbury Zoning Ordinance. He further discussed the location of the proposal, the surrounding land use, the natural features of the site and the relationship to the Tisbury municipal wells. He then discussed the internal lay-out of the proposed building. He discussed the drainage and parking proposal for the site, the lighting being proposed. He noted that there was no plan for any underground fuel tanks and no hazardous materials being proposed. He discussed the impact of the proposal on the economy, the environment and the surrounding area.

He addressed the issue of affordable housing and the fact that an apartment unit was being provided on the second floor which would hopefully serve an employee, if possible.

Mr. Hoehn then discussed the impact on traffic and the uses that Mr. Wright had listed for special consideration. He noted that the uses listed for special consideration would be returned to the MVC as future DRIs.

Mr. Hoehn then discussed the relationship of the proposal to the town Master Plan, zoning and the process of the Zoning Board of Appeals.

Mr. Schweikert called upon staff for comments. Tom Simmons, MVC, staff discussed the comments submitted by Bill Wilcox regarding water quality issues. He then discussed issues related to traffic. He explained how he determined which uses would cause problems with either parking or the function of Holmes Hole Road. He discussed the maintenance of Holmes Hole Road and the condition thereof. Mr. Schweikert called for questions.

Mr. Sullivan discussed the affordable housing unit and asked if it were year-round. Mr. Hoehn indicated yes to year-round and further discussed the housing issue. Mr. Colaneri discussed the issue of accessibility to the second floor. Mr. Wright knew of no problem on the part of the Building Inspector.

A discussion of this matter followed. Mr. Colaneri felt an assurance of accessibility was needed. A discussion followed. Mr. Colaneri further discussed a need for assurance of protection of the town wells from hazardous materials and discussed some examples. Mr. Best questioned the proposed septage flow. Mr. Hoehn indicated the size to be 7.5 gal./100 square feet or 500 gal. per day usage. The design was for 810 gal. A discussion of what a 4 bedroom house would require followed. (440 gal. per day)

Mr. Schweikert called for town boards - there were none. Mr. Schweikert called for those in favor - there were none. He then called for those opposed - there were none. He called for any comments - there were none. Mr. Donaroma asked about the letter from an abutter. Mr. Schweikert read a letter in support of the proposal from one Mark Guilford. Mr. Hoehn briefly discussed the scheduling problem with the Board of Appeals.

There being no further testimony, the hearing was closed at 8:18 P.M.

-----  
Jennie Greene, Chairman of the Commission, then opened the Special Meeting.

ITEM #1 - Call to Order

ITEM #2 - Discussion

Ms. Sibley noted that perhaps the Items #2 and 5 should be handled simultaneously. So done.

ITEM #5 - Possible Discussion - Wright DRI

Mr. Best discussed the location with reference to the municipal wells and the town dump, and felt there was not much harm coming from the usage of the site. He felt a possible condition would be no materials into the septic system that would be detrimental to area.

Ms. Sibley suggested acceptance of applicant offer to limit uses as

per his list and discussed why. Ms. Greene asked if an auto parts store could be added to the list. A discussion of who was responsible for the control of hazardous waste followed. A discussion of potential renters/owners who may not have similar concerns as Mr. Wright followed. A discussion of what constituted hazardous waste followed.

Mr. Best discussed whether there were further uses that should be on the list also. A discussion of how the list was developed followed. Mr. Colaneri suggested all uses return to the Commission and discussed this matter further. Not all agreed.

Ms. Greene permitted Mr. Hoehn to offer a point of clarification regarding the list of uses. He explained the purpose of the use list and why they would return to the Commission for further review.

Ms. Sibley felt the list was a forward step in multi use buildings which would be a great help in reviewing the proposal.

Mr. Donaroma discussed his feelings on the issue and felt it was a good offer.

Mr. Schweikert agreed and noted there was an additional safeguard in the Board of Appeals. A discussion followed.

Mr. Donaroma suggested accepting the list as presented by the applicant.

Ms. Greene reviewed the conditions thus far suggested.

Mr. Briggs questioned the noise factor. Mr. Wright discussed this issue. Mr. Hoehn reviewed the relevant sections of the zoning ordinance.

Mr. Colaneri discussed the possible hours of operations and any problems that may occur. Mr. Wright discussed the abutters and any noise factors that may affect them.

Ms. Sibley discussed the issue of the apartment being year-round. She felt the offer of the applicant to provide year-round rental should be accepted. A discussion of future procedures followed. Ms. Sibley discussed the need to have some insurance of continuation of the unit as residential. Mr. Clifford suggested that by accepting the applicant's offer then any future change would be an amendment to a DRI.

Mr. Briggs questioned what constituted year-round. A discussion of this matter followed.

ITEM #6 - Possible Vote - Wright DRI

Mr. Schweikert moved approval with conditions, seconded by Mr. Colaneri.

Ms. Greene again reviewed the conditions. By role call vote the motion was approved by a vote of 11 yea, 0 nay, 0 abstentions.

Ms. Greene then returned to ITEM #3 of the agenda.

ITEM #3 - Minutes of November 21, 1991

Mr. Sullivan noted that he not only discussed the Boston Harbor outfall pipe, he condemned it.

Mr. Vanderhoop noted a typo on page 4. Donna Vanderhoop should read Donna Vanderbilt.

It was moved and seconded to approve the minutes as corrected; so voted.

ITEM #4 - Committee and Legislative Liaison Reports

CHARIMAN'S REPORT -

Ms. Greene discussed the meeting the Finance Committee had with Norman Friedman, MVC Administrator to go over next year's budget.

LUPC - no report

PED - no report

Mr. Briggs discussed the possibility of the PED in getting involved with economic development, encourage new businesses and the like. He discussed the reasons why and how it could be accomplished.

Mr. Clifford discussed the activities that are scheduled for PED involvement in the future. He discussed the study at the Airport for the business park. Ms. Greene discussed the work of the PED on the Ocean Park DCPC.

Mr. Colaneri felt that there should be some leadership role in contact with the business community to determine what the business community is looking for in terms of support. He felt there should be a closer working relationship between the businessmen's group, the Chamber and others. He discussed past problems and involvements.

Mr. Clifford discussed the current workings of the PED and staff with respect to the prevailing wage law. He also noted that he was more than willing to promote the development of year-round jobs but not tee shirt shops.

Ms. Sibley discussed the idea of seeking funds to have some study done to determine types of year-round businesses could be undertaken here on the Island. She further discussed the types of studies or programs that should be reviewed. She also discussed the import-export of dollars to and from the Island.

Mr. Schweikert discussed his feelings regarding future economic development and programs that the MVC may get involved in.

A discussion of a possible university outreach branch for the Island followed.

Mr. Donaroma felt the discussion very refreshing.

Mr. Clifford offered to set one meeting aside to have a session to further this discussion and to invite some economic planners with rural background to discuss the matter.

Ms. Greene also noted that the Center for Rural Massachusetts had been invited to speak to the MVC. Mr. Clifford noted that the group had been asked for a January meeting here.

Ms. Greene further discussed the need for continued planning efforts as the focus of the staff while there are a limited number of DRIs.

Mr. Clifford discussed a conference for the fall to address all facets

of Island planning.

Mr. Colaneri asked for an explanation of Mr. Clifford's remark about the E.B. Collins article. Ms. Clifford explained the reason for the memo. A number of those present expressed their concern over the article.

Mr. Clifford discussed his feelings regarding the article and the injustice done to staff.

Ms. Sibley discussed her feelings regarding the matter and how things taken out of context are very misleading. She felt a response was warranted.

A discussion of the source of the data followed.

Mr. Colaneri questioned whether it was the wire of the Commission to have a response drafted.

Mr. Donaroma discussed the article and his feeling that a letter was needed and should be more direct. He discussed the work of staff with the Edgartown Planning Board on traffic issues.

All agreed that a response should be sent to the two writers.

A discussion of future meetings followed.

ITEM #7 - New Business - there was none.

ITEM #8 - Correspondence - there was none.

There being no further business the meeting adjourned at 10:03 P.M.

ATTEST

Jane A. Greene  
Jane A. Greene, Chairman

12/19/91  
Date

\_\_\_\_\_  
Thomas Sullivan,  
Clerk/Treasurer

\_\_\_\_\_  
Date

Attendance

Present: Best, Briggs, Colaneri, Combra, Donaroma, Early, Greene, Vanderhoop, Schweikert, Sibley, Sullivan, Clarke

Absent: Hall, Jason, Lee, Wey, Benoit, Allen, Bolling, Gallagher