

# THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF APRIL 9, 1992

## MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a Public Hearing on Thursday, April 9, 1992 at 7:30 p.m. in the Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA regarding the following Development of Regional Impact (DRI):

Applicant: Wesley Trust/Peter Martel  
Location: Lake Avenue, Oak Bluffs  
Proposal: Demolition and reconstruction of a hotel qualifying as a DRI since the proposal is for construction of a floor area of greater than 3,000 square feet.

Alan Schweikert, Chairman of the Land Use Planning Committee, (LUPC), read the Public Hearing Notice and opened the hearing for testimony at 7:45 p.m, a quorum being present.

Mr. Schweikert then read a letter from the applicant's agent, Attorney Arthur Smith, requesting a continuation for a month and stating the reasons therefore.

A procedural discussion followed.

Ms. Gallagher questioned whether this matter was the same as the previous application. It is.

A discussion of who would be eligible to vote at a continued hearing followed.

Following a discussion, the hearing was recessed until the end of the Special Meeting at 7:54 p.m.

Jennie Greene, Chairman of the Martha's Vineyard Commission, called the Special Meeting to order at 7:55 p.m.

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ITEM #3 - Minutes of March 5, 1992

It was moved and duly seconded to approve the minutes as written. So voted with 4 abstentions (Gallagher, Sullivan, Bryant, Clarke).

## ITEM #3 (cont.) - Minutes of March 19, 1992

It was moved and seconded to approve the minutes as written. So voted with 3 abstentions (Gallagher, Hall, Clarke).

## ITEM #4 - Reports

Chairman's Report

Ms. Greene asked Mr. Clifford to discuss a few items that were the result of Dr. Mullin's visit. Mr. Clifford noted that Dr. Mullin was in the process of putting together an international/national conference on island economic planning.

He also noted that an attempt to promote a reunion of all of the Navy personnel who served on the Vineyard when the airport was a Navy training facility.

He further noted that there was to be a meeting with certain General Motors personnel to discuss using the Vineyard to test electric cars.

LUPC

Mr. Schweikert reported on the meeting with Gray Bryan on his proposed building.

He then discussed the review of the Regional High School expansion.

He then discussed the meeting with Tisbury on the harbor dredging.

He then reported on the meeting with Peter Martel on the Wesley Arms project.

Mr. Briggs discussed the Tisbury harbor dredging and some of the aspects that needed further review.

A discussion of this matter followed.

PED

Mr. Early reported on the meeting of April 1 regarding stimulating the island economy during shoulder seasons. He noted that there was to be a meeting of the group on April 22 at 5:30 p.m.

LEGISLATIVE LIAISON

Mr. Clifford noted that there was to be a hearing on the MVC legislation change regarding cross-town referrals.

Ms. Bryant questioned the status of the legislation to permit the county commissioners to appoint. Mr. Clifford was uncertain of the status.

ITEM #5 - Discussion (passed over)

ITEM #6 - Possible Vote - (passed over)

ITEM #7 - Old Business

Ms. Marinelli discussed a video that had been delivered to the Selectmen. She explained the problem of the bulkhead near the East Chop Beach Club. The area had been damaged severely and she asked whether there was any help available from the MVC since FEMA had

declined to allocate monies for the repair.

A discussion of what was being asked of the Commission followed.

Mr. Colaneri questioned whether the Commission was being asked to help the Town and if so then raising any issue of law suits only clouded the issue.

A discussion of this matter followed.

A discussion of the use and viewing of private films followed.

A discussion of the location of the bulkhead in question followed.

Mr. Schweikert suggested that the Town involve town counsel now to review this matter.

A discussion of any involvement that CZM could offer followed.

Ms. Bryant questioned the status of the Herring Creek application.

Mr. Clifford noted that if nothing is received by the end of April, he intends to contact the applicant for a status report.

Ms. Bryant asked about the Island Elderly Housing proposal. Mr. Clifford indicated that he had not heard whether they had received their funding or not.

#### ITEM #8 - New Business

##### Request of Richard Wright -

Ms. Greene noted that there was a memo regarding this matter and she further explained the applicant's request. A clarification of this request followed.

Mr. Colaneri questioned whether this was a radical change or not. A discussion of this issue of whether there was a radical change or not followed.

A discussion of meeting the affordable housing policy followed.

A discussion of whether the monies put into the Regional Housing Authority was ear-marked specifically or not followed.

Mr. Colaneri felt that it was sad that the homework hadn't been done before the Commission makes a decision. A discussion of this matter followed.

Mr. Sullivan discussed the problem of housing units in commercial structures.

Mr. Best discussed the original submittal and what was contained therein. A discussion of this issue followed.

Ms. Gallagher questioned where the \$ amount came from.

Mr. Schweikert asked for the housing policy to check the formula.

Mr. Best discussed what the applicant had actually offered.

Ms. Greene read the housing policy and the formula was checked against the amount offered.

Mr. Sullivan moved to accept the offer. A discussion of what was the actual motion and its intent followed.

Ms. Greene indicated that the motion was that the offer was an insubstantial change and that offer was acceptable.

A discussion of this matter followed. On a roll-call vote, the Commission voted that the change to the Richard Wright DRI was insubstantial and accepted the offer of \$5,500.00 as meeting the Housing Policy.

Ms. Greene noted that it was time to reopen the Public Hearing begun

earlier and which was in recess.

Mr. Schweikert reopened the hearing and explained the applicant's request for an extension.

There being no discussion of this matter, Mr. Schweikert continued the hearing until May 14, 1992.

A discussion of changing the meeting time to 8:00 p.m., beginning May 1 followed. All agreed and the time will change as of May 1.

Ms. Greene read a letter from Chris Dallmus, architect working on a home in Ocean Park requesting support for restoring a structure to its original condition. Mr. Clifford explained the request in depth. A discussion of this matter followed.

Mr. Sullivan raised an issue regarding any potential liability. A discussion of this matter followed.

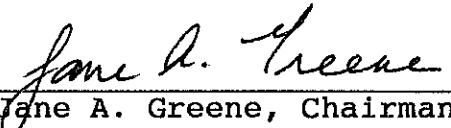
It was moved and seconded to draft a generic letter in support of seeing the architectural integrity of Ocean Park preserved.

ITEM #9 - Correspondence


Ms. Greene read a thank you letter from Eric Wodlinger following the death of his father.

There being no further business, the meeting adjourned at 9:17 p.m.

ATTEST

  
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Jane A. Greene, Chairman

4/16/92  
Date

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

4/16/92  
Date

Attendance

Present: Best, Briggs, Bryant, Colaneri, Early, Greene, Hall, Schweikert, Sullivan, Marinelli, Clarke, Gallagher

Absent: Alley, Donaroma, Vanderhoop, Jason, Lee, Sibley, Benoit, Allen, Bolling, Chapin