

THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF FEBRUARY 18, 1993

MARTHA'S VINEYARD COMMISSION MEETING

Jane Greene, Vice Chairman of the Martha's Vineyard Commission called the meeting to order and announced the following:

The Chairman was away on vacation and would not be present and second, the other Edgartown representative was out of state thus there would be no votes taken on any of the DRIs. She apologized to those present who had come for the DRIs on the agenda. She noted the public hearing would go forward as scheduled. She then turned the meeting over to Alan Schweikert, Chairman of the Land Use Planning Committee.

The Martha's Vineyard Commission held a public hearing on Thursday, February 18, 1993 at 7:30 p.m. in the Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA, on the following question: Whether the Business Park at the Martha's Vineyard Airport should be designated as a Development of Regional Impact. Referred to the Commission via the so-called Cross-town Referral, §14(e) of Chapter 831 of the Acts of 1977, as amended.

Mr. Schweikert read the public hearing notice and opened the meeting for testimony. He called upon John Alley for testimony as the applicant.

Mr. Alley discussed the aim of the Park and the relationship of the Park development to the MVC Checklist and proposed guidelines for review.

David Dunham, Airport Commissioner, discussed the background of the Business Park from the early Sixties to the present. He further discussed how the plan was developed. He discussed the number of studies done through the years; the State involvement in the water and sewer systems and the present status of the infrastructure.

Mr. Alley discussed the various grants that had been received by the Airport Commissioners to improve the area.

A discussion of the plan followed.

A discussion of whether the MVC could vote on the matter or not this evening followed.

Ms. Sibley discussed what the steps to DRI approval would or could be. A discussion of this matter followed.

Mr. Early noted that since this was a cross-town referral it was necessary to be very careful and to be sure all the steps were

properly followed.

Mr. Dunham further discussed the composition of the lot usage in the Park. He then indicated where the current businesses were located within the Park area. A discussion of any future expansion potential followed.

A discussion of the Park buffer along Airport Road followed.

A discussion of the relationship to existing businesses on the main airport approach road followed.

A discussion of the location of the main business park entrance followed.

Mr. Alley explained why the Park was located in this portion of the Airport and that was because the area had been declared as non aviation surplus.

Ms. Riggs questioned the potential storage of fuel in the aviation-oriented portion of the Park.

Mr. Alley discussed the possible uses in that area.

A discussion of any height restrictions that may be imposed by FAA regulations followed.

A discussion of the potential limitations or capacities of the sewer treatment plant followed. A discussion of possible usage of the treatment plant by communities for septage disposal followed. A discussion of the capability of the treatment plant followed.

Mr. Alley discussed the various components of the Airport and of the Airport Business Park.

Ms. Sibley questioned whether the County Commissioners had standing to refer the matter to the MVC. It was noted that they do under the amended Chapter 831.

Mr. Sargent discussed the latest meeting of the septage coalition.

Mr. Schweikert then called for comments from town boards - there were none.

Mr. Schweikert then called for comments from proponents.

David Dunham noted he represented the Tisbury Selectmen and had no comment.

Betty Ann Bryant, County Commissioner, indicated she favored the Park being declared a DRI.

Mr. Schweikert then called for opponents - there were none.

He then called for additional Commissioner comments - there were none. There being no further testimony the hearing was closed.

Jane Greene, Vice Chairman of the MVC, reopened the Regular Meeting of the Commission.

ITEM #1 - Roll Call

Ms. Greene explained the reason for the absence of the Executive Director.

ITEM #2 - Approval of Minutes of January 21, 1993
on a motion by Mr. Early to approve, duly seconded, the
minutes were approved as written.

ITEM #3 - Reports

Chairman's Report - there was none.

LUPC -

Mr. Schweikert discussed the meeting with the Daniele
DRI.

He then discussed the possible recommendations for the
O.B. Transfer Station. He noted that the LUPC had
formulated a recommendation for approval with
conditions. He then read the proposed conditions.

Mr. Sullivan discussed his feelings on the DEP role in
the review.

Mr. Colaneri discussed his feelings on the matter.

A discussion of third party conditions followed.

A discussion of the role of DEP followed.

Mr. Schweikert then discussed the preliminary
discussions with the Wakeman Center and a proposed
expansion.

Mr. Schweikert then discussed the review of materials
for Maciel Marine referral. He noted that the LUPC
recommendation was that the modification was
insignificant and should go forward.

A discussion of this matter followed.

A discussion of when the next MVC meeting would occur in order to deal
with those items that were on the agenda followed.

Ms. Sibley discussed the issue of whether the modification of a DRI
required the same quorum standards as normal DRIs. Ms. Greene
indicated that the answer was yes.

PED -

Economic Development Task Force -

Mr. Early reported on the meeting; the Tisbury transit
loop and other matters. Mr. Schilling noted that it
had been requested that the new (Falmouth) Task Force
people be included in the meetings. Mr. Early noted
that the next meeting would be March 17.

Mr. Colaneri asked about the meeting of the Falmouth Task Force.

Ms. Sibley discussed the meeting that had occurred and the feelings of
those on the committee regarding alternatives that would be mutually
beneficial.

Mr. Colaneri discussed a traffic report that had been done in
Falmouth. A discussion of this matter followed.

A discussion of the next meeting of the Task Force followed.

A discussion of the feeling of the Falmouth representatives regarding
traffic to the Island followed.

Legislative Liaison - there was none.

- ITEM #4 - Possible Discussion -
Airport Business Park DRI or not - there was no discussion.
- ITEM #5 - Possible Vote -
Airport Business Park DRI or not
It was moved by Ms. Sibley to designate the Airport Business Park as a DRI, duly seconded. Mr. Early discussed the need to cite reasons why such a designation was made. Mr. Schilling discussed the use of specific criteria regarding the review of such parks. The motion was worded to indicate that the proposed Airport Business Park would serve the residents of more than one town, would be greater than thirty acres and would relate to the transportation network of the Island. The vote on the motion was unanimous with one abstention (Bryant).
- ITEM #6 - Old Business
Ms. Greene again reminded all to please call the office if they are not going to be present. A discussion of this matter followed.

A query of whether there could be a meeting on February 25 followed.
- ITEM #7 - New Business -
Mr. Best raised an issue regarding Norton Point and asked for an update.

Ms. Taylor reported on the situation and what was being proposed as a solution.

Mr. Sargent raised a question regarding whether tribal lands would ever come before the Commission, particular the area in the Cliff circle area.
A discussion of this matter followed.

Mrs. Marinelli raised a question as to the status of the Waban Park DCPC.
A discussion of this matter followed. Ms. Taylor attempted to explain where the process stood as of this day.
A further discussion of this matter followed.
A memo regarding the situation was requested.
A further discussion of what each board in town desired from the regulations followed.

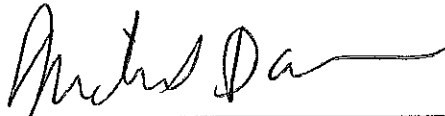
Mr. Sargent raised a question regarding procedures both on the town level and MVC level.

A discussion of what the Planning Board of Oak Bluffs really wanted followed.

ITEM #8 - Correspondence - there was none.

There being no further business the meeting adjourned.

ATTEST



Michael Donaroma,
Chairman

3-4-93

Date



John Best,
Clerk/Treasurer

3-4-93

Date

Attendance

Present: Best, Briggs, Colaneri, Early, Greene, Marinelli, Riggs,
Sargent, Schweikert, Sibley, Sullivan, Vanderhoop

Absent: Bryant, Donaroma, Hall, Jason, Benoit, Clarke, Allen,
Bolling, Chapin, Gallagher

(B. Bryant present, as member of the Airport Commissioners)