

# THE MARTHA'S VINEYARD COMMISSION

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## MINUTES OF MARCH 18, 1993 MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a Public Hearing on Thursday, March 18, 1993, at 7:30 p.m. in the Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA. on the following Development of Regional Impact (DRI).

Applicant: Martha's Vineyard Airport Commission  
P.O. Box 190  
Edgartown, MA 02539

Location: Martha's Vineyard Airport (southeast corner)  
off Airport Road

Proposal: creation of a 63± acre business park on Martha's Vineyard Airport property for the purpose of leasing lots to business/commercial/industrial ventures qualifying as a DRI since the proposal has been so designated as such upon request of the County Commissioners

Alan Schweikert, Chairman of the Land Use Planning Committee (LUPC), read the Public Hearing notice and opened the hearing for testimony at 7:34 p.m.

Mr. Schweikert then called for Applicant testimony. Emily Paquet, Defresne and Henry, representing the Airport Commissioners distributed plans of the park and discussed what was currently being done at the Park. She noted that the water and sewer lines were being installed and that the clearing for some of the additional roads had begun. She noted where phase one was. Mr. Sullivan asked for clarification of what actually was before the MVC. Mr. Clifford indicated that it was the entire project and not just phase one.

John Schilling, MVC staff, discussed the proposal using an aerial photograph for reference. He discussed the size of the Park, the various types as classes of uses and where they may be located, the feasibility study that was recently completed. He discussed the proposed access roads, the sewerage, the water service, the natural features of the site.

Mr. Sullivan questioned the meaning of certain words in the staff notes.

David Wessling, MVC staff, discussed the related traffic issues and noted that the two entrance/exit points were the best for the development.

A discussion of the need for two access points followed.

Mr. Best raised a question of crossing the bike path. A brief discussion of this matter followed.

Mr. Clifford explained the mechanism of how the proposal came before the MVC. He discussed a possible method of reviewing the proposal, creation of design teams, the future reviewing of the lots. He also discussed the definitions of the types of uses that may go in the various areas. He then discussed the composition of possible design committee that would review the parameters for review and the possible site plans.

A discussion of this matter followed.

Mr. Hall raised a question of connecting to the main entrance road at the Airport. A discussion of this matter followed.

Ms. Gallagher raised a question of leasing and taxes. A discussion of this matter followed.

A discussion of what the MVC was actually reviewing followed. Ms. Greene discussed the use of a committee to create the parameters for review.

Mr. Schweikert then called for testimony from town boards - there was none.

He then called for proponents - there were none.

He then called for opponents - there were none.

He then asked for closing comments. Ms. Paquet discussed the feelings of the Mass. Aeronautical Commission and their expectations. Mr. Schilling noted that the MVC has a staff member working with the Airport Commission for many years.

Mr. Hall raised an issue of how the review would take place and whether the proposal was properly before the MVC. A discussion of how a "cross-town" referral process works continued. A discussion of how or when the MVC had concurred that the proposal was a DRI continued.

Mr. Colaneri discussed whether there would be future review of each parcel and that that point had not yet been discussed.

There being no further discussion the hearing was closed at 8:10 p.m. The record was kept open for one week.

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The Martha's Vineyard Commission held a public meeting to determine whether it would accept the nomination of the areas in Oak Bluffs known as the Copeland Plan, parts b. and d., as submitted by the Planning Board for consideration as a District of Critical Planning Concern (DCPC).

Mr. Donaroma called the meeting to order at 8:11 p.m.

Mr. Clifford discussed the submitted nomination and the background of the submittal and the past history of the activities that the Town had undertaken and the actions that the Commission had previously taken.

Mr. Donaroma restated the issue before the Commission.

Jo-Ann Taylor, MVC staff explained the proposal and discussed the relationship of the submittal to the past DCPCs and the surrounding area. She discussed the proposal using a series of maps to identify the specific points she was raising.

Mr. Hall raised a question regarding the inclusion of the beach area. Ms. Taylor discussed this particular matter. A discussion of the zoning in the area followed. Ms. Taylor explained the various business zones in the Copeland plan lay-out. A further discussion of this matter followed.

Mrs. Marinelli raised a question regarding business zones fronting on Circuit Avenue. A discussion of this issue followed.

John Bradford, Oak Bluffs Planning Board, explained the boundaries as submitted and further discussed the proposal.

Mr. Colaneri moved acceptance of the nomination, duly seconded. On a roll call vote, the Commission voted unanimously to accept for consideration the Copeland Plan sec. b. and d.

There being no further business on this matter, the discussion was closed at 8:26 p.m. The Commission immediately went to a public hearing.

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The Martha's Vineyard Commission held a Public Hearing on Thursday, March 18, 1993 at 8:00 p.m. in the Commission offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA for the purpose of taking testimony to determine whether the Commission should designate a specific area in the Town of Oak Bluffs as a District of Critical Planning Concern (DCPC).

Alan Schweikert, Chairman of the Land Use Planning Committee, read the Public Hearing notice and opened the hearing for testimony at 8:27 p.m.

Mr. Schweikert called on the Planning Board to present the proposal. John Bradford, Oak Bluffs Planning Board, discussed the reason for the nomination and the type of district being envisioned.

Jo-Ann Taylor, MVC staff, discussed further the area in question. She noted the comments that had been received regarding the matter.

Mr. Hall raised a question regarding the guidelines and the meeting of the objectives of the proposal. A discussion of this matter followed. A discussion of the use of the same or modified regulations for the entire area followed.

Mr. Bradford discussed the composition of the review committee for each of the segments.

Mr. Schweikert asked if the parks were included. Mr. Bradford noted that they were in the boundaries but not subject to the regulations. A discussion of this issue followed.

Ms. Greene questioned why the beach area had been left out. A discussion of this matter followed.

Mrs. Marinelli questioned how many of the Island beaches had ever been included in DCPCs. A discussion of this matter followed.

Mr. Colaneri discussed the need to consider the parks in the regulations and need for review of same. A discussion of this issue followed.

Mr. Early discussed the actions of the MVC in designating the Ocean Park DCPC. He also indicated that the Park Commissioner had expressed a desire to include the parks in the regulations.

Mr. Donaroma discussed whose roll it was to develop guidelines and regulations.

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

Mr. Schweikert then called for proponents.

Ted Penn, Ocean Park, discussed the DCPC and cautioned creating an historic district and needed to allow for change and style as long as it is not outrageous or totally contrary to the overall style. He felt it should be a living legacy to Victorian architecture but needs to be sensitive to a living space in sympathy with the architectural heritage.

Mr. Bradford noted that it was not an historic district that was intended.

Bob Cooke, Hartford Park, favored the designation and discussed some of the changes that were coming or being proposed in the area. He discussed the impact of certain changes on the area.

Mrs. Marinelli discussed the possible changes that were proposed for the area. Mr. Schweikert discussed the issue of asking the Planning Board to include those business areas as soon as possible.

Steve Wilson, Hartford Park, discussed the general setting of the park area and the need for including the park areas in the proposal.

Bernice Furssenich, Penacook Street, discussed the need for preservation and for a review board to help the owners and to prevent errors and mistakes.

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

There being no further testimony, the hearing was closed at 9:11 p.m.

The Commission then took a 5-minute recess.

Michael Donaroma, Chairman of the Martha's Vineyard Commission called

the Regular Meeting to order at 9:20 p.m.

ITEM #2 - Discussion  
Mr. Donaroma noted that the record was still open on the Airport Business Park.

ITEM #3 - Minutes of March 4, 1993  
It was moved and duly seconded to approve the minutes as printed. - so voted with one (1) abstention (Bryant)

ITEM #4 - Reports  
CHAIRMAN'S REPORT - Mr. Donaroma noted that the office had heard from Dr. Friedman and he was bored and wanted to come home.

LUPC - Mr. Schweikert discussed the various meetings that the committee had held; proposals discussed included the Golden Dragon Restaurant; the A & P; SBS/Donaroma; North Tabor Farm; Island Children's School.

PED - Mr. Early discussed the meeting of March 17 and the report given by Linda Sibley regarding the Falmouth Water-Borne Transportation Task Force. A discussion of this matter followed.

Agricultural Task Force - no report

Legislative Liaison - John Clarke, CZM, discussed the legislation that was pending before the Legislature. He discussed various meetings he had attended in Washington and within the State. He further discussed the Barrier Beach Task Force which he was Chairing. A discussion of the Task Force followed.

ITEM #5 - Possible Discussion  
Written Decision - Transfer Station DRI  
The Commission moved to ITEM #6 on Agenda.

ITEM #6 - Possible Vote  
Written Decision - Transfer Station DRI  
Mr. Jason wanted the record to clearly indicate that the approval was not to include composting but any future composting that it must be reviewed further.

It was moved, duly seconded, to approve the written decision with the above amendment.

Mr. Sullivan discussed his concern over the wording of Option A. of the Decision. A discussion of this issue followed.

A discussion of what the operator would include in the tipping fee followed. A further discussion of this issue followed.

Mr. Clifford noted that if there were any specific problems with the wording as far as the Town of Oak Bluffs was concerned, they could, at any time, request a modification.

On a roll call vote, the Commission approved the Written Decision of the Transfer Station DRI with 8 Yeas, 0 Nays and 6 Abstentions (Clarke, Bryant, Best, Sullivan, Riggs, Vanderhoop).

ITEM #5 Possible Discussion  
DCPC designation - Copeland Plan b & d. The Commission moved to ITEM #6.

ITEM #6 Possible Vote  
DCPC designation - Copeland Plan  
It was moved and duly seconded to designate the Copeland Plan b and d. The Commission then amended the boundary designation to extend to mean low water. The motion was amended to include the amended boundary lines.

On a roll call vote, the Commission voted unanimously to Designate the Copeland Plan b and d as a District of Critical Planning Concern.

ITEM #7 - Old Business - there was none.

ITEM #8 - New Business -  
Golden Dragon - DRI or not  
Mr. Colaneri moved, duly seconded, that the Golden Dragon proposal was insignificant to warrant a DRI. So voted by voice vote.

SBS/Donaroma - DRI or not  
Mr. Colaneri moved, duly seconded, that the SBS/Donaroma proposal was incidental to the business and not significant to warrant a DRI.  
So Voted by voice vote.

ITEM #9 - Correspondence - there was none.

There being no further business the meeting adjourned at 10:20 p.m.

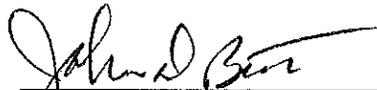
ATTEST



Michael J. Donaroma,  
Chairman

4/1/93

Date

  
John Best,  
Clerk/Treasurer

4/1/93

Date

Attendance

Present: Best, Bryant, Colaneri, Donaroma, Early, Greene, Hall,  
Jason, Marinelli, Riggs, Schweikert, Sullivan, Vanderhoop, Clarke,  
Chapin, Gallagher

Absent: Briggs, Sargent, Sibley, Benoit, Allen, Bolling, Chapin,  
Gallagher