

THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF FEBRUARY 3, 1994

MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a Special Meeting on Thursday, February 3, 1994 at 7:30 p.m. at the Martha's Vineyard Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA.

There being a quorum present, Vice Chairman Tom Sullivan called the meeting to order at 7:45 p.m.

ITEM #3 - Approval of Minutes - January 20, 1994

It was moved and seconded to approve as written with 2 abstentions (Hall, Vanderhoop)

ITEM #4 - Chairman's Report - there was none.

LUPC - Ms. Sibley noted the report would be given under ITEM #2.

PED - Mr. Early discussed the previous meeting. Mr. Clifford discussed the upcoming conference.

Michael Donaroma, Chairman of the MVC, arrived and assumed the Chair. Agri. Task Force - there was no report. Legislative Liaison - there was none.

ITEM #2 - Discussion

Linda Sibley, Chair of the LUPC, explained the handout from the last meeting which were minutes of the LUPC and their deliberations. (a portion of the discussion was missed due to a recorder malfunction.) She discussed each of the points covered by the LUPC as set forth in §14 and 15 of the Act. (LUPC minutes attached). Ms. Sibley further discussed the unanimity of the committee and the fact that the core issue was the density.

The Chair moved to ITEM #5.

ITEM #5 - Possible Vote - Herring Creek Farm

Ms. Bryant moved denial since the benefits did not outweigh the detriments, duly seconded. Mr. Hall discussed certain issues such as the view loss and the use of mounded systems would be detrimental. He felt the LUPC recommendation should be adopted.

Ms. Sibley discussed the density as compared to other developments in the area.

Mr. Sullivan further discussed the use of mounded systems and how this related to the fragile nature of the area.

Mr. Jason felt that this was one of the reasons the MVC came into being.

On a roll call vote the Commission voted 12 yea 0 nay, 3 abstentions

(Lazaro, Sargent, Vanderhoop) to deny the proposal.

ITEM #2 - Discussion - Leo Convery (Sibley & Hall left the room)
Mr. Donaroma asked staff if applicant had submitted the information that had been requested.

David Wessling, MVC staff, discussed the changes to the plan and the noise tests that had been done.

John Schilling, MVC staff, further discussed the differences between the original and the new.

Mr. Wessling further discussed details of the changes. He also discussed noise mitigation measures possible. He then discussed the noise tests that had been conducted. He then noted the conclusion reached by the applicant.

Mr. Donaroma questioned how tests were run. A discussion of this matter followed.

A discussion of what the applicant had been asked to provide followed.

Mr. Sullivan questioned the qualifications of the consultant who did the study. A discussion of this issue followed.

A discussion of what other applicants had done followed.

A discussion of a fence as mitigation followed.

A discussion of time remaining in the decision process and whether there was to be an LUPC recommendation followed.

Mr. Colaneri discussed the issue of noise penetration into the surrounding areas. He asked if any local boards had responded.

Mr. Donaroma discussed his feelings on the plan.

Mr. Colaneri felt that the information from other boards might bear on the decision.

The plan was referred back to LUPC for further information.

A discussion of the number of chances afforded an applicant followed.

Mr. Colaneri further discussed what the Board of Health had submitted.

A discussion of holding a session at 11:00 p.m. followed.

A discussion of where and how the tests should be conducted followed.

Mr. Early questioned whether there were standards by which the sounds could be judged.

ITEM #6 - Old Business - there was none.

ITEM #7 - New Business - there was none.

ITEM #8 - Correspondence

Mr. Donaroma read a letter from Kerry Scott regarding the Oak Bluffs school proposal.

A brief discussion of this matter followed.

Michael Wild noted that there would be a benefit for Doug Ewing to help with his medical expenses.

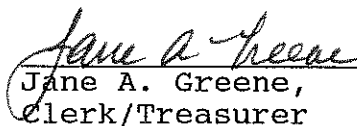
There being no further business the meeting adjourned at 8:30 p.m.

ATTEST



Michael J Donaroma,
Chairman

3/17/94
Date



Jane A. Greene,
Clerk/Treasurer

3/17/94
Date

Attendance

Present: Best, Bryant, Colaneri, Donaroma, Early, Greene, Hall,
Jason, Lazerow, Riggs, Sargent, Schweikert, Sibley, Sullivan,
Vanderhoop

Absent: Briggs, Clarke, Allen, Bolling, Chapin, Gallagher