

THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF FEBRUARY 17, 1994

MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a public hearing on Thursday, February 17, 1994 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: Town of West Tisbury

Location: Old County Road
West Tisbury, MA

Proposal: construction of an addition to an existing elementary school qualifying as a DRI since the proposal is designed to serve the residents of more than one town.

Linda Sibley, Chairman of the Land Use Planning Committee, (LUPC), called the meeting to order at 7:35 p.m., noted that a quorum was present, read the public hearing notice and adjourned the hearing to the West Tisbury School which was a larger facility.

The Commission reconvened at 8:05 p.m. in the West Tisbury School. Ms. Sibley re-read the Public Hearing notice and opened the hearing for testimony at 8:05 p.m. She then called upon the Applicant for presentation.

John Early, Board of Selectmen and Chair of the W. Tisbury School Building Committee, introduced those present and then discussed the proposal background and history. He discussed the projections that lead to the need for further expansion. He then indicated the proposed expansion in relation to the existing structure. He noted that the entire complex would be made to conform to handicapped access regulations. He also noted the location of the new playing fields and septic systems and parking.

William Brainard, architect for proposal, explained in detail the plan. He discussed the drainage issues, the use of drainage pits and the minor problems related to soil bearing capacity. He discussed the enlarging on the parking areas and possible overflow areas. He then referred to handouts that had been distributed relating to wetlands, the projected enrollments and how they translated into space needs. He also noted that the general contractor was being urged to hire local subcontractors. Mr. Brainard then took those present on a "tour" of the proposal via the plans displayed.

Mr. Sullivan raised a question regarding storage of excess heat in the

building. Mr. Brainard explained how it would be handled but not stored.

Ms. Sibley questioned what was meant by strongly urging use of local contractors. Mr. Brainard explained how the contract document was worded and how it would be enforced.

Ms. Sibley then asked if the landscaping was mostly retained existing vegetation. Mr. Brainard indicated yes then showed where there may be additional ground cover placed.

Ms. Riggs questioned what would happen to Old Holmes Hole Road. Mr. Brainard indicated where it could be relocated. Mr. Early discussed the present status of the road and explained how the usage could continue.

Mr. Colaneri discussed the feelings of the Planning Board with respect to continued usage.

A discussion of approval from the Planning Board followed. Mr. Early discussed the usage of the road by children coming to school. A discussion of the marking of the road for the future followed.

Mr. Sargent raised a question regarding the soils and drainage. Mr. Brainard explained how this was addressed. A discussion followed.

Mr. Hall raised a question of how the new proposal would be heated. Mr. Brainard explained where the new boiler would be located and further discussed any air conditioning that may be used.

Mr. Jason questioned where the 15% local employment figure came from. A discussion of this matter followed.

A discussion of prevailing wage rates and what the Town would be assigned by the state followed.

Mr. Briggs further discussed the contents of the bid documents as related to materials specifications. A discussion of this matter followed.

Mr. Colaneri discussed the issue of an economic impact to the community. A discussion of this matter followed.

Mr. Briggs further discussed the 15% local work force. Mr. Brainard noted that many of the numbers used were set by the state. A discussion of this matter followed.

Mr. Sargent questioned whether the proposal would follow certain state statutes. Mr. Brainard explained the bidding procedures.

Mr. Sargent then questioned using recycled materials.

Mr. Early discussed this matter.

John Schilling, MVC staff gave a staff report. He discussed various aspects of the site, the surrounding area and the traffic issues.

Ms. Sibley then called for testimony from Town boards.

John Early, Board of Selectmen, spoke in favor of the proposal.

Skip Manter, Police Department, spoke in favor of the proposal.

Ms. Sibley then called for testimony in favor from the public present. George Brush felt it was a good proposal.

Ms. Sibley then called for opponents. - there were none.

Ms. Sibley then asked the Applicant for a closing statement - there was none.

There being no further testimony the hearing was closed at 8:54 p.m.

Michael Donaroma, Chairman of the Commission, called the Regular Meeting of the MVC to order at 8:55 p.m.

ITEM #2 - Discussion - West Tisbury School
The Chair moved to ITEM #5.

ITEM #5 - Possible Vote - West Tisbury School
Ms. Greene moved approval of the proposal as submitted, duly seconded.
Mr. Colaneri discussed the issue of ensuring the continuance of Old Holmes Hole Road.
Mr. Hall discussed issues of legal rights to use the Old Holmes Hole Road.
Ms. Sibley discussed the town regulations covering ancient ways.
On a show of hands vote, the motion passed unanimously with one abstention (Early).

ITEM #3 - Approval of Minutes - there were none.

ITEM #4 - Reports
Chairman's Report - there was none.
LUPC - Ms. Sibley discussed the meeting regarding Tony's Market application. Mr. Donaroma discussed the Tabor House Farm issue and the meeting between Attorney Hehre and the LUPC.
PED - Ms. Sibley discussed the meeting on econobank study. She indicated there would probably be a joint meeting of PED/Agri. Task Forces to discuss this matter further. Mr. Schilling discussed an up-coming meeting with EOCD regarding the partnership grant proposal.
Agri. Task Force - Mr. Wilcox discussed the meeting regarding the potential of a small working slaughterhouse for the island.
Legislative Liaison - there was none.

ITEM #5 - Possible Vote - Written Decision - Convery DRI (Sibley and Hall left room.)
Mr. Jason moved approval as written, duly seconded. By voice vote, the Commission voted to approve the written decision with one nay and three abstentions (Sargent, Lazerow, Schweikert).

ITEM #6 - Old Business

Mr. Donaroma read a letter from the Tisbury Conservation Commission regarding the Packer DRI. A discussion of this matter followed. The Commission voted to send a letter to the Tisbury Conservation Commission regarding this matter. Mr. Hall abstained.

Mr. Colaneri questioned whether the standards and criteria were to be reviewed in the near future. Mr. Clifford indicated yes.

ITEM #7 - New Business

Ms. Sibley reported on the M.V. Water Task Force activities. She noted that the Falmouth members had reported to the Falmouth Selectmen and disbanded. She distributed a draft letter to be sent to the Falmouth Selectmen.

Mr. Colaneri questioned the Urban Harbors study and any relationship to this matter.

Mr. Jason felt the members should be thanked and asked to stay on in case needed in the future.

Mr. Early discussed an up-coming meeting between the M.V. Selectmen and the Falmouth Selectmen.

He further discussed the issue of the Urban Harbors study. A discussion of this matter followed.

Ms. Sibley further discussed the workings of the Joint Water Task Force. A discussion of this matter followed.

Mr. Jason moved that a letter be sent to the Task Force members thanking them for their work and asking them to remain in place in case there was a need to reactivate in the future, duly seconded. So voted.

There being no further business, the meeting adjourned at 9:41 p.m.

ATTEST



Michael J Donaroma,
Chairman

3/17/94

Date



Jane A. Greene,
Clerk/Treasurer

3/17/94

Date

Attendance

Present: Briggs, Colaneri, Donaroma, Early, Greene, Hall, Jason, Lazerow, Riggs, Sargent, Schweikert, Sibley, Sullivan, Gallagher

Absent: Best, Bryant, Vanderhoop, Allen, Bolling, Chapin