

THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF APRIL 21, 1994

MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a Regular Session on Thursday, April 21, 1994 at 8:00 p.m. at the Martha's Vineyard Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA.

Michael Donaroma, Chairman of the MVC, called the meeting to order at 8:02 p.m.

ITEM #2 - Discussion - Pearlson & Sturges

The MVC considered a request for modification by the Chilmark Planning Board concerning whether Pearlson & Sturges subdivision was substantial or not. The Planning Board explained that the original subdivision was approved with no guesthouses permitted. The applicant now seeks to reconfigure the lots.

Doug Dowling, for the applicant, explained that Lot #8 currently has a small camp on it. If it is enlarged, then no guest house would be requested. If the camp remained at its present size, then the applicant would like the right to seek a guest house. The applicant would also like the right to a guesthouse on Lot #1. All other lots would not be permitted guest houses.

Ms. Greene asked about the topography of the youth lot.

Mr. Dowling stated there was a consistent slope on that lot.

Mr. Colaneri asked if these lots were already created.

Mr. Dowling explained that the youth lot will remain as is; the other lots would be reconfigured. He stated that the original plan was found to be unworkable and agreed with the Planning Board on the reconfiguration permitting these two guesthouses.

Mr. Colaneri asked if the MVC was required to review this because of the applicant's stipulation in the previous decision.

Mr. Clifford explained this stipulation, which requires that any activity on these lots be cumulatively considered with adjoining property for the purpose of youth lot and MVC jurisdiction.

Mr. Dowling responded that that provision was to prove to the Planning Board that the applicant was not seeking to develop the property by piecemeal.

General discussion followed concerning the effect of the stipulation.

Mr. Clifford asked the Planning Board members whether just the guest house issue was before them, or the entire subdivision?

The Planning Board responded that the entire plan was before them.

Ms. Greene moved that the change be considered a substantial modification. Mr. Donaroma seconded. The motion was approved.

ITEM #3 - Minutes of March 19, 1994

The minutes were read and Ms. Greene moved they be accepted. Mr. Colaneri seconded. The minutes were approved.

ITEM #4 - Reports

Chairman's Report - none. Mr. Clifford announced that the Steamship Authority had voted to award the MVC \$30,000 to conduct a study on auto capacity issues.

LUPC - Ms. Greene stated that LUPC had spoken with Mr. Dowling about the subdivision matter just reviewed by the MVC. LUPC had also discussed the Standards and Criteria.

PED -Mr. Early announced that PED had met jointly with the Agricultural Task Force in an effort to promote local enterprises. They are developing the concept of a Martha's Vineyard Economic Development Trust ("INVEST"). Mr. Early suggested that they might benefit by having some input from the University of Massachusetts.

Mr. Colaneri reported that it is believed that the Airport Park is on the fast track. He also reported that Mr. Wilcox had sent letters to officials in Tisbury & Oak Bluffs indicating that the proposed wastewater treatment plant is a DRI, and raising pertinent issues early in the process.

Mr. Early also reported that there was an open house at Island Elderly Housing's new Woodside Village facility on Saturday from 1-4 p.m.

ITEM #6 - New Business

At Mr. Sullivan's request, Mr. Clifford referred to existing and proposal regulations of the Commission which had been distributed to the members. Specific attention was drawn to new section 2.8.0. relating to staff relation with local boards and notification to Commissioners of staff work among town boards. Discussion followed.

Ms. Greene moved to accept the new regulations.

Mr. Hall raised a question concerning the tolling of the statutory period within which town boards needed to grant permits in relation to the so-called "cross-town" referral. After discussion, it was agreed that Mr. Clifford should consult counsel on the matter.

Mr. Sullivan questioned whether the regulations could be voted on tonight since they were not specifically on the agenda.

Mr. Clifford responded that it has been carried over from a previous discussion, but there was no reason that it had to be voted on

tonight.

Ms. Greene withdrew her motion.

ITEM #7 - New Business -

Mr. Best reported that on May 4, a workshop will be held on wastewater treatment at the Wakeman Center, and urged Commissioners to attend.

Mr. Best also asked the Commission to consider writing a letter in support of full-time staff at the State Forest. Mr. Clifford explained current plans to eliminate this staff. The Commission discussed recent airplane crashes in the forest and current fire hazards. The Commission asked Mr. Clifford to write a letter to the Commonwealth explaining the situation and requesting full-time personnel.

ITEM #8 - Correspondence -

Mr. Donaroma read three letters. The first was a letter from the League of Women Voters in Support of the MVC decision in the Herring Creek Farm DRI. The second related to bikepath plans. The third was an April 8 request from Mr. Dowling requesting a reconsideration of the MVC decision in the Convery DRI. Mr. Clifford responded that the MVC would stand by that decision, and that the applicant could re-apply.

Mr. Early moved to adjourn. Ms. Greene seconded. The motion was approved unanimously.

ATTEST



Michael J Donaroma,
Chairman

6/20/94

Date



Jane A. Greene,
Clerk/Treasurer

6/20/94

Date

Attendance

Present: Best, Briggs, Bryant, Colaneri, Donaroma, Early, Greene, Hall, Sargent, Schweikert, Sullivan, Gallagher, Lazerow

Absent: Jason, Riggs, Sibley, Vanderhoop, Clarke, Allen, Bolling, Chapin