

THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF AUGUST 11, 1994

MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a Special Meeting on Thursday, August 11, 1994 at 7:00 p.m. in the Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA.

Michael Donaroma, Chairman of the MVC, welcomed the members of the Cape Cod Commission and suggested that all present introduce themselves.

The Chairman of the Cape Cod Commission explained the reason for the visit and their hopes for gaining some insight. He also suggested that there may be areas of mutual interest that resources could be shared.

Mr. Donaroma discussed the early days of the MVC and asked Mr. Early to discuss the departure of two of the towns. Mr. Early noted that the Commission just continued to function normally and that the towns eventually realized the benefits of being under the MVC umbrella.

A question was raised regarding community character. Ms. Sibley discussed this issue as did Mr. Colaneri who related the issue to the checklist and the Master Plan.

Mr. Colaneri further discussed the decision of the towns to leave and the possibility of a different result if certain votes had not been negative but positive with conditions.

A discussion of the working relationship with the SSA followed. A discussion of the reviewing of other ferry service to the Island followed.

A question of community character and architecture was raised. Mr. Clifford explained the various DCPCs as related to architectural style. Mr. Colaneri discussed the historic work that had been undertaken by the Commission. Mr. Clifford discussed the various community character studies that had been done for the towns. Ms. Sibley discussed the working relationship between the MVC and the towns on community character issues and how towns deal with DCPCs.

A discussion of the SSA relationship to the Cape Cod Commission followed.

A discussion of the differences between local perceptions of what a regional impact is and what a local impact is followed.

A discussion of the sizes of DRIs occurring on the Vineyard followed.

Mr. Donaroma noted that traffic normally would be the major factor when dealing with larger developments of a commercial nature. Others discussed the sizes of recent DRIs. Mr. Colaneri discussed the various proposals that had been put forth with respect to in-town and out-of-town issues.

A discussion of slap suits followed as did a discussion of the numbers of suits the MVC had dealt with over the years.

A discussion of the economic development planning role of the MVC followed. Ms. Sibley discussed an article she had read in the Cape Cod Business Journal and explained her feelings regarding this matter.

Mr. Carbonell discussed the issue of public support and how it is measured on the Island. Ms. Riggs discussed her feelings on this matter. Mr. Colaneri discussed how the swing of feelings can be quite unpredictable. Mr. Early discussed the various complexities of the MVC and he felt the education had to be an on-going matter.

A question of how to educate the public followed. Mr. Early discussed the newsletters and other means of addressing public education. Mr. Colaneri discussed holding hearings in the various towns.

A discussion of the means of DRI review and how it was handled followed. Various members discussed the DRI process.

A discussion of how representatives acted toward each other during meetings, how they were elected or appointed and the activities of voting on DRIs followed.

A discussion of how the election on the Vineyard worked and how the mix of elected and appointed members functioned followed.

A discussion of the Cape Cod Commission and its relationship to the County Commissioners and Assembly of Delegates followed.

A discussion of coordination between the MVC and town boards on DRIs followed. Mr. Donaroma discussed how the LUPC meets with applicants and town boards early on to discuss DRIs. Ms. Greene discussed the use of joint meetings.

A discussion of the points raised by critics after the 20 years followed. Mr. Colaneri discussed various aspects of the complaints and how public hearings are held. Ms. Sibley discussed what people generally indicate as being their opposition.

A discussion of "correcting" the mistakes of the past followed. Mr. Jason discussed several points regarding this issue. Mr. Best discussed the role played by the MVC in the elderly housing project recently. Mr. Clifford discussed the workings of the staff with towns in the area of community character.

A discussion of serving as local elected officials as well as MVC Commissioners and any issues of conflict of interest followed.

Mr. Donaroma discussed how commissioners got directions from or a feel of the will of their town.

Mr. Hall discussed how some towns dealt with the issue of predetermination and objectivity.

Mr. Carbonell discussed how advice from legal counsel had suggested getting applicants to agree to waive right to challenge matters related to prejudgment if local boards participate. Mr. Jason suggested having local boards hold hearings and Cape Cod Commissioners attend to get feel of town.

Mr. Clifford asked for an idea of the composition of the Cape Cod Commission. A discussion of this issue followed. Mr. Clifford noted that the MVC used the local representatives to act as liaison between the town boards and the MVC Ms. Greene discussed the need to think regionally and discussed how many on the Island knew the MVC reps because of the smallness of the area.

Mr. Colaneri related an experience with town boards on the issue of DRI review. A general discussion of this matter followed.

A discussion of sewer issues and Title V issues followed.

A discussion of what happens if projects are not referred when they should be followed.

Mr. Jason discussed how to develop trust between communities and the Commission through the DCPC process.

Mr. Carbonell discussed the possibility of more closer workings between the two Commissions. He discussed such things as capacity review and investigation.

A discussion of the role of the regional Master Plan followed. A discussion of optimum growth followed. Mr. Colaneri discussed the various growth management techniques being used in the towns.

A discussion of the various levels of master plans on the Island followed. A discussion of the relationship between the Island Master Plan and the local master plans followed.

Mr. Clifford discussed the maturing of the review processes through the years with respect to DRIs.

A discussion of the use of precedence in the review process followed. Mr. Donaroma discussed consistency of procedures but not having to be forced to repeat the same over and over. A discussion of reviewing on a case by case basis followed.

Mr. Colaneri discussed the towns' knowledge of the MVC process and how those most knowledgeable and that work with the MVC get the best decisions.

Mr. Donaroma discussed how towns eventually realize that the Commission is and can be a resource to use.

The session with the members of the Cape Cod Commission ended due to the need for them to catch a boat home.

Michael Donaroma, Chairman of the Commission, called the Special Meeting to order at 8:55 pm.

ITEM #3 - Minutes of July 21, 1994
It was moved and duly seconded to approve the minutes as presented.

ITEM #4 - Chairman's Report -
Mr. Clifford discussed a letter from Cape and Island Services regarding a conflict of interest for them with respect to the Hospital DRI.
Mr. Donaroma discussed the meeting conflict on the 25th of August.
A brief discussion of the status of the Sharp DRI followed.

LUPC -
Ms. Sibley reported on the Ag. Society recommendation.

Legislative Liaison - no report

ITEM #5 - Possible Vote - M.V. Ag. Society DRI
Mr. Colaneri discussed the meeting and that several items had been requested.
Ms. Sibley read the recommendation which was approval with conditions. A discussion of the various aspects of those conditions followed. Mr. Early discussed the fire protection aspect of conditions. Mr. Jason asked if the Applicant had any clarification from the Fire Chief. Dale McClure further discussed the alternatives. A discussion of this matter followed.
Mr. Early further discussed the dry hydrant option.
Following further discussion it was decided to require a dry hydrant system or an equivalent acceptable to the Fire Chief.

Other conditions were lighting and landscaping back to LUPC for approval; traffic to be monitored for a period so that changes can be made as necessary. Mr. Jason suggested the decision acknowledge the problem of the 1000-foot rule in the DCPC area but that for the reasons of safety that it be altered and that the local planning board deal with the matter appropriately.

It was moved by Mr. Colaneri, duly seconded, to approve with the conditions as stated.

Ms. Sibley discussed the need to remember that the plan as approved could not be substantially altered without a return to the MVC.

Mr. Jason discussed the need to address two issues waiver of

