

# THE MARTHA'S VINEYARD COMMISSION

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## Land Use Planning Committee Summary of February 1, 1999 Meeting Olde Stone Building Oak Bluffs, MA

Members Present: Christina Brown, Michael Colaneri, Michael Donaroma, Michelle Lazero,  
and Richard Toole

Staff Present: David Wessling

Audience: See attached roster

Meeting opened at 5:40 P.M and chaired Christina Brown

### Robinson/Benham DRI #494

Form "A" Subdivision of "Windy Gates", 105 +/- acres in  
Chilmark.

Referred to Commission by the Chilmark Planning Board

Doug Hoehn, representing the owners of the parcel, described the project, the parcel's proximity to the town center, site features and access.

The intent of the owners is to subdivide the land for "estate planning" purposes. On each lot, after subdivision, there will be one (currently existing) habitable structure.

Committee members discussed the suitability of the access road and alternative subdivision strategies.

Christina Brown read a letter (see attachment) from the Chilmark Planning Board. The discussion returned to the issue of access roads and then to the Board's preference for a 10' wide easement to the abutting Town Forest. The members agreed that the Planning Board should clarify its referral, particularly its citation of "Any development located on lands which are listed in the acquisition priorities or long term goals...of any town's plans or programs".

After determining that the proposal as presented is "ready" for a public hearing, a neighboring property owner addressed the Committee. Marni Lipke described the use of the property's buildings and then discussed the owner's reluctance to limit further subdivision of the property.

## Options in Education

A project update concerning the Martha's Vineyard Charter School

Bruce McNelly, an architect representing the school/property owner, described the next construction phase and its relationship to the "Master Plan". Referencing the site plan, floor plans and elevation drawings, he discussed the school's increasing enrollment, education programs, factors that constrain alternative designs, and the need to improve the complex' north facing (i.e., toward State Road) structures.

Committee members asked questions concerning the construction timetable, extent of construction activity, parking and site access, compatibility of the design in a residential (and visually prominent) area, landscaping, pedestrian access adjacent to State Road.

Committee members agreed:

- that public safety, access and circulation, and aesthetics are the prime planning concerns;
- that the plan, upon its referral needn't be reviewed by the Land Use Planning Committee; and
- that the planning staff will determine the application's "completeness" and schedule a public hearing date

As guidance for the Applicant, the Committee members requested a complete site plan - showing actual conditions, immediate changes and long-term proposals - be presented at the forthcoming public hearing.

Meeting adjourned at 6:55 P.M.

Summary prepared by David Wessling

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