

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of March 15, 1999 Meeting Olde Stone Building Oak Bluffs, MA

Members Present: Christina Brown, Michael Donaroma, Jane Greene, Lenny Jason
Staff Present: David Wessling
Others Present: Clarence Barnes, Margot Datz, Joanne Gosser

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

Clarence Barnes DRI #492

Retail sales of fuel (gasoline, diesel and propane) with a 20 seat diner.
Referred to Commission by the Tisbury Board of Selectmen (Standards and Criteria 3.109c, an automobile refueling station)

Clarence Barnes, the Applicant and owner of the property, presented the project to the Committee members. Referencing floor plans, site plans, traffic flow diagrams and photographs, Mr. Barnes described the proposed gas station's proximity to the State Road commercial corridor, the site's features, parking areas and access. He also presented detailed drawings of the fuel pumps and the service area canopy.

Mr. Barnes explained the project's need: several existing gas stations are unable to supply trucks and buses with fuel and existing gas stations in Vineyard Haven are poorly sited (i.e., traffic attracted to stations contribute to congestion at Five Corners). He concluded his presentation with assurances that the Town's Fire and Police Departments are aware of the proposal.

Mr. Donaroma asked questions about other uses at the premises.

Response: The applicant stated that a convenience store is not planned but that "under the hood" vehicle service may be offered. The gas station will not be operated as a "self service station".

Ms. Brown asked the Applicant to clarify the parking layout.

Response: Mr. Barnes described the parking lot, the number of spaces, traffic flows and the parking area's separation from the diner by the three proposed pump islands.

Mr. Jason asked questions concerning operating hours, parking area drainage and lighting.

Response: Operating hours will be from 6:00 A.M. to midnight for most of the year. Mr. Barnes stated that he will prepare detailed drainage and lighting plans.

Ms. Greene reminded the Applicant that plans to be presented at the public hearing must indicate that the proposal will meet the needs of handicapped patrons

The Committee members and Applicant discussed the need and extent of a traffic study. The members emphasized the importance of estimating the proposal's potential impacts to State Road and to nearby intersections. As well, the member repeated their concern that the site's internal flow of traffic must be orderly and efficient. The Applicant agreed to continue working with the Commission's planning staff.

Members asked the Applicant questions concerning compliance with the Commission's affordable housing policy.

Response: Mr. Barnes stated that the existing apartment on the premises has been and will continue to be used by low-income tenants.

Before concluding the discussion, members reminded the Applicant that additional information must be submitted before the application can be deemed complete: namely, plans for lighting, landscaping, drainage, traffic and parking, septic systems, and affordable housing.

Dukes County Savings Bank DRI #493

After the close of the public hearing and public comment period, the members discussed the proposal in order to prepare recommendations.

Mr. Wessling informed the members of Mr. Colaneri's concerns:
the need for landscaping between the bank and nearby residential properties,
the need to minimize the intensity of exterior lighting,
the need to provide a sidewalk along Circuit Avenue, and
the amount of the affordable housing contribution.

Committee members and the Bank's representatives agreed that:
the site plan presented at the public hearing indicates sufficient landscaping and fencing details to buffer residential properties,
the Applicant's offer to reserve a sidewalk along Circuit Avenue (as shown on the site plan) is acceptable,
the Applicant will continue its mortgage lending policies which benefit low-income Island residents,
the Applicant will contribute \$1000.00 to the affordable housing fund, and
the floor plans (presented at the public hearing) indicate 2 interior lights to illuminate the building between dusk and dawn.

Mr. Jason asked questions concern traffic and parking.

Response: Joanne Gosser explained that employees would not be permitted to park on the premises. Employees are expected to be Oak Bluffs' residents.

Ms. Brown and Mr. Jason agreed that the Committee would recommend approval of the proposal as conditioned (see above).

Note: Mr. Donaroma and Ms. Greene were not present.

Members discussed the status of proposals concerning New Bedford - Martha's ferry service and the role of the Commission

Meeting adjourned at 7:10 P.M.

Summary prepared by David Wessling

Dri/31599