

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of April 12, 1999 Meeting Olde Stone Building

Members present: Christina Brown, Michael Colaneri, Michael Donaroma, Jane Greene, Megan Ottens-Sargent, Linda Sibley, and Richard Toole

Staff present: Christine Flynn, David Wessling, and William Wilcox

Others present: See attached list

Meeting opened at 5:30 P.M. by Michael Colaneri

New England Nominee Trust (DRI #495)

Mr. Colaneri invited the Applicant and property owner, Robert Newman and the referring town official, Kenneth A. Barwick to participate in the discussion. Mr. Newman explained the events (winter storm) that lead to the building's collapse and the subsequent emergency conditions (building debris in road). Mr. Newman stated his intention of maintaining the standing structure and "tidying up" the premises. Mr. Barwick explained the reasons for the referral and his discussions with the Commission's Executive Director as to the referral procedures.

Recognizing the appropriateness of the referral, Mr. Colaneri asked the members what action should be taken. After discussion by Mr. Donaroma, Ms. Sibley and Mr. Colaneri, Ms. Sibley made the following motion (which was seconded by Mr. Toole):

Acknowledging the appropriately referred demolition project, the Land Use Planning Committee recommends that the project be approved.

Ms Ottens-Sargent questioned the need to accept the referral in that the owner shouldn't be penalized (i.e., once a DRI, always a DRI) for an act of nature.

Nonetheless, the members present voted unanimously to approve the motion

Note: Meeting summary based on notes rather than tape recording.

Island Propane, Inc. (DRI # 495)

Joseph Dinelli, the Applicant's agent, introduced the revised proposal to the members. He summarized the project's main features. (See summary report, 4/12/99, in file.)

Douglas Dowling, the applicant's engineer, presented the proposal and answered the members' questioned. Referencing a site plan, Mr. Dowling described the property and its location; the flow of proposed activities; drainage improvements; landscaping, fencing, lighting details; and the location of ancillary structures. The main business office will be in Vineyard Haven.

Mr. Colaneri asked if the County Commissioners or Airport Commissioners have approved the submitted plan. Mr. Dinelli replied that the County Commissioners are waiting for the Commission to complete its review.

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Mr. Donaroma asked several questions in order to clarify the type of fuels to be stored. Mr. Dinelli replied that no fuel other than propane would be stored.

Ms. Sibley suggested that the Applicant consider motion-sensor activated lighting.

Ms. Greene and Ms. Sibley suggested that the Applicant consider hours of operation that would encompass a "wide range".

Mr. Colaneri and Mr. Donaroma suggested that the Applicant should present the "state of the art" security and safety features of the storage tanks at the public hearing. They also noted that any retail sales area should be shown on the plans.

Mr. Colaneri reminded the Applicant of the Commission's affordable housing policy and suggested that an offer of some type should be made.

Before closing the meeting, Mr. Colaneri emphasized the importance of letters of support from the Chiefs of the Town's Police and Fire Departments.

Staff was directed to schedule a public hearing only if the application is complete and if the information requested at this meeting is supplied.

Pearlson Office Building (DRI #495)

Glenn Provost, the Applicant's consultant, referencing the project site plan, described the proposal's regional location, the surrounding land uses, and site features (topography, drainage and vegetation). He then outlined the proposal: building location; access drive, parking area and extent of paving; well and septic locations; and the drainage catchment swale.

Peter Breese, an architect, referencing floor plans and perspective drawings, explained the uses of the building. The first floor (3900 sq.ft.) will be devoted to "office space" and the second floor (2500 sq.ft.) will contain two offices or an office and a studio apartment. He likened the building style to "traditional West Tisbury structures" such as Alley's General Store.

The size of the building requires 28 parking spaces, 2 of which must be reserved for

"handicapped" drivers. He discussed the zoning by-laws and the placement of the parking spaces.

Ms. Sibley and Ms. Greene suggested that fewer than 28 parking spaces should be provided. Mr. Colaneri suggested that the Commission, as it has done so in the past, should stipulate the the actual number of parking spaces should be fewer in number than required by the local by-law. The members continued discussing the benefits of reducing the required number of parking spaces.

In response to Mr. Colaneri's questions , Mr. Breese described the types of exterior building materials (white cedar shingles, textured asphalt composite roof shingles and red cedar trim).

Ms. Brown asked several questions about the building's proximity to the abutting residential zoning district. Mr. Provost replied by describing zoning setback and landscaping requirements. He added that the project will require a Special Permit. No variances from the zoning by-law are needed.

Mr. Wilcox asked questions concerning drainage area calculations and the means to contain runoff on the property. Mr. Provost referred to the site plan notes and his experiences with designing a drainage plan for the nearby bank in reply to the questions.

Mr. Donaroma summarized the discussion by requesting drainage, lighting and landscaping plans from Mr. Provost.

Mr. Colaneri and others asked questions about the Town's plan for bike paths and sidewalks. Mr. Provost explained the how the paved road (the State Highway) is situated within its right-of-way. He noted that the property's boundary does not abut the road pavement. In fact, there is about 20' between the property line and the pavement. Ms. Sibley pursued the possibility of an easement from the applicant for a path.

Mr. Breese told the members of his conversation with a West Tisbury Planning Board member as to a year-round apartment in the proposed building. Mr. Colaneri asked the architect if the apartment is part of the proposal. Mr. Colaneri urged the architect to consider a year-round apartment as part of the proposal and as a means of complying with the Commission's affordable housing policy. Ms. Brown and Ms. Greene continued the discussion.

Ms. Brown asked about the proposal's traffic impacts. Mr. Colaneri and Ms. Greene discussed the likely amount of traffic generated by a real estate office, architect's office and an apartment. They concluded that the proposed uses would have a minimal traffic impacts. Trip generation estimates from the real estate's Chilmark office are to be presented at the public hearing rather than the results of a formal traffic impact study.

Ms. Greene encouraged the Applicant to share a driveway (i.e., the adjoining bank) instead of introducing a new curb cut. She requested that the Applicant's plan be modified to show existing curb cuts in the area.

Before closing the meeting, Committee members and the Applicant's representative discussed the extent of lighting, landscaping, screening of the parking area and the importance of

reducing the number of parking spaces.

Mr. Colaneri asked the Applicant's representatives to provide a letter from the Police Chief as to the "safety aspects of the proposal" and a letter from the Fire Chief as to the efficiency of the site plan".

Meeting House Golf (DRI #47)

Mr. Donaroma discussed the Committee's meeting schedule. He stated that the Committee's April 26th meeting would be devoted to the proposed golf course. He noted that the staff reports would continue at the Commission's April 15th meeting. Staff estimated the amount of time needed to complete their reports. Committee members and staff discussed the information to be discussed at the next Commission meeting, the statutory deadline and the possibility of requesting an extension. Mr. Donaroma emphasized that the LUPC should be ready to "dig in" to the proposal at its April 26th meeting.

Mr. Wilcox distributed information concerning pesticides which the members briefly discussed..

Ms Brown discussed the status of the project environmental impact report. She believed that the report would contain information which could be helpful to the members. Staff outlined the status of the report, the environmental notification form and the project's "EOEA Certificate".

Mr. Wilcox commented on the project's monitoring plan. He talked about the use of the "putting greens' 'underlining'"and leachate collection. Ms. Sibley added that the issue of pesticide use and/or 'organic' management is extremely complicated. Other members questioned the meaning and notion of "organic" golf course. Mr. Donaroma suggested that the direction of the Commission should be toward minimizing the use of pesticides. He noted that the use of herbicides and insecticides requires a higher standard than for fungicides. Mr. Wilcox continued his comments.

Mr. Colaneri, Mr. Donaroma and Mr. Wilcox continued to discuss the type of "organic "golf course that they envisage.

Ms. Greene, Ms. Sibley and Mr. Colaneri spoke about the "health" of the Island's great ponds. Mr. Wilcox described the results of his studies of Trapps Pond. His studies were inconclusive as to the turf management practices of the Edgartown Golf Club and the pond's "health".

Mr. Colaneri and Mr. Wilcox discussed a golf course's effects on a public water supply's zone of contribution.

Mr. Colaneri and other members questioned the proposed use of bird boxes. He asked staff to research the matter. Ms. Ottens-Sargent asked staff to investigated the interaction effects (i.e., synergies) of turf management chemicals.

Meeting adjourned at 6:50 P.M.

Submitted by David Wessling