

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of August 23, 1999 Meeting Olde Stone Building

Members present: Christina Brown, Michael Colaneri, Michael Donaroma, Jane
Greene and Richard Toole,

Staff present: David Wessling

Others present: Joan Lanza, Philip Hughes, James Schott, Douglas Hoehn and
Sharon Purdy

Meeting opened at 5:35 P.M. by Christina Brown

Planet Vineyard Health and Fitness (DRI #501)

Mr. Colaneri read into the record the Applicant's supplemental report, a report that was requested by the Commission at the proposal's public hearing. The report included information concerning traffic/public safety, access to the premises and building by the Edgartown Fire Department, building safety, water usage and wastewater treatment. The full written report is on file.

Ms. Lanza and Committee members discussed the the Edgartown Fire chief's comments and the projected water flows.

After discussing the Applicant's report, Mr. Colaneri made a motion to recommend approval of the proposal with conditions. Mr. Toole seconded the motion.

Based on considerable discussion between the Applicant and the Members, the suggested conditions are: MVC approval will be contingent on --

1. Acceptance of building plans (certified by a professional engineer) by Edgartown's Building Inspector and Fire Chief
2. A letter from the Airport Commission as to the "allocation of water".
3. Acceptance of the revised landscape plan (dated August 18, 1999). In addition, 12 shades trees (a mix of linden, oak and locust) will be added to the plan and placed in order to have a screening effect. The minimum caliber size of the trees shall be 2.5 inches.
4. Acceptance of the Applicant's offer to contribute \$9,630 to the affordable housing fund.

5. Banning the use of photographic chemicals on the premises and the disposal of such chemicals on the property.
6. A Certificate of Compliance (from the MVC) shall be obtained by the Applicant prior to the issuance of a Certificate of Occupancy by the Town of Edgartown.

All the Members present voted in favor of the motion.

MVY Realty Trust (DRI #507)

Mr. Hoehn presented the proposal to the Committee. Referencing the "Form A" subdivision plan, he outlined the lots, indicated the access patterns via Holmes Hole Road, explained the rationale for the lot sizes and locations and reviewed the history of the project.

He stressed that there are no proposals to construct buildings on the lots nor are there any new uses of the premises. He also emphasized that State Road would not become an access point for any lot.

In reply to questions from the Members, Mr. Hoehn described the Town of Tisbury's B-2 zoning by-law and its applicability to the site. He added that the site is within a public water supply's Zone II (i.e., area of contribution) and that it will be further controlled by the pending Groundwater Protection District.

Members asked questions about water usage, parking requirements, building setbacks and the land's ownership.

Mr. Donaroma and Mr. Colaneri discussed the need and scope of a traffic study. Mr. Hoehn, again, explained that no buildings are proposed. Thus a traffic study is not feasible. The members discussed at length the need and desirability of a traffic impact statement notwithstanding the uncertainty of the types of uses of the lots.

The discussion concluded with a suggestion from Ms. Brown and Ms. Purdy: a "traffic generation" limit.

Prior to scheduling a public hearing, the Member suggested that the following information will be needed:

- an affordable housing offer,
- letters from town officials (Police and Fire Departments) as to public safety,
- a description of possible uses, and
- an outline of traffic impacts.

Meeting adjourned at 6:45 P.M.

Summary prepared by David Wessling