

THE MARTHA'S VINEYARD COMMISSION

BOX 1447 • OAK BLUFFS
MASSACHUSETTS 02557
(508) 693-3453
FAX (508) 693-7894

Martha's Vineyard Commission Minutes for the Special Meeting of October 7, 1999

The Martha's Vineyard Commission (the MVC or the Commission) held a Special Meeting on Thursday, October 7, 1999, at 7:30 p.m. in the second floor meeting room at the Commission Offices in the Olde Stone Building, New York Avenue, Oak Bluffs, Mass.

At 7:39 p.m., a quorum being present, Richard J. Toole, Chairman of the Commission and the Selectmen's Appointee from Oak Bluffs, opened the Special Meeting.

Item #7, Old Business: Pier 44 Procedural Denial Decision Modification.

Mr. Toole then asked for a Motion to Move to Item #7, Old Business, Pier 44 Procedural Denial Decision Modification (DRI #499/505). Michael Colaneri, a Commission member at large from West Tisbury, made such a Motion, which was duly seconded and then supported unanimously by a voice vote of the Commission members present. Mr. Toole then noted that **Peter Fohlin, Executive Secretary for the Town of Tisbury**, was there that evening to handle two matters that concerned his Town.

Charles W. Clifford, Executive Director of the Commission, provided some background on the Pier 44 Development of Regional Impact (DRI) and the process which had led to the Procedural (or Administrative) Denial of that Application at the Special Meeting of September 23, 1999. After the vote had been taken at that Meeting, Mr. Clifford found out that there was a Court-directed requirement that the Applicant apply for a building permit so that the handicapped-accessible bathrooms could be put in.

Mr. Clifford asked the Commission members to let the Procedural Denial stand as it was, but to amend it by inserting wording that would allow the Town to go forward with the permit-granting process for the bathrooms only. Mr. Colaneri made a Motion to insert such wording into the Procedural Denial, duly seconded by John Early, the Selectmen's Appointee from West Tisbury.

Mr. Toole asked for discussion. Mr. Colaneri clarified with Mr. Clifford that the inserted words would allow the handicapped-accessible bathrooms to be built -- that was all. Mr. Clifford confirmed this.

Michael Donaroma, the Selectmen's Appointee from Edgartown, remarked that although he was sympathetic to the Town of Tisbury, it struck him that the permit for the bathrooms was the only "snag" that the Town had had to get the proposal up to the Commission. He wondered if "they [the Town] have to get them [the Applicant] on something else." Mr. Clifford responded that the Town could send Pier 44 up to the Commission at this point for an increase in intensity of use. This had been the advice of Commission Counsel Eric Wodlinger. As long as the Applicant had come to the Commission once with a permit, he could be referred again by the Town for another reason, for instance, for increased intensity of use.

In response to other Commission member questions, Mr. Clifford explained that if a Decision was recorded in the Court House, the "Once a DRI, always a DRI" rule applied. But that did not apply in this case because it was simply a Procedural Denial.

Tristan Israel, the Selectmen's Appointee from Tisbury, requested further clarification. The Town had been told two years before, he said, that they needed a permit -- any permit -- in order to refer the proposal up to the Commission. So the Town had done a so-called cross-town referral. The Commission, however, had decided at that time not to accept the proposal as a DRI.

A year later, continued Mr. Israel, the proposal was once again referred to the Commission. In the interim, Commission Counsel had indicated that in the case of a "number one" or cross-town referral, a permit was not needed. However, the Town had included the permit for the handicapped-accessible bathrooms as a safety measure, said Mr. Israel. So in their presentation to the Commission, Tisbury officials had spoken of the permit only incidentally, making their case primarily on the basis of intensity of use. Subsequently, the proposal was accepted as a DRI.

When, over a period of time, the Applicant failed to produce a full Application, a Procedural Denial was issued, "which leaves us where we are right now," said Mr. Israel. Now, having cut away the bathroom issue, the Commission was still left with a "number one" referral. So why go back and redo this, when the Town would just wind up in the same position it was in now? asked Mr. Israel. "I don't see what difference it would make," he added.

Mr. Clifford explained that although the bathrooms were cut out, the Procedural Denial would stay as it was. The Applicant would have to come back with a full Application to go through the process if they wished to do anything on the property in the future, he said, emphasizing the word "anything." "Apparently, this referral that the Commission accepted

before, while it is technically not 'Once a DRI, always a DRI,' can be viewed as some kind of bastard form of 'Once a DRI,' so that any intensity of use that you may determine -- you just send it back over here and it reactivates this without a bathroom."

Mr. Clifford tried to make clear to Mr. Israel that the Town now had the option to do whatever it felt necessary to stop whatever illegal activity was occurring on the site because the Applicant had refused to go through the process. He did not, however, want the Town to have any problems with the Court due to the bathrooms. Further discussion of the referral ensued. Mr. Fohlin, the Tisbury Executive Secretary, made the point that if the issue of the bathrooms was not separated from the referral, then the passengers from the ferries that docked at Pier 44 would continue to use nearby bushes to relieve themselves. "Reason enough to do it," remarked Mr. Colaneri.

Mr. Toole asked Mr. Clifford to repeat the Motion. It was: "To alter the Decision to make it very clear that the bathrooms were not covered by the Procedural Denial." The voice vote on the Motion went as follows:

AYES: C. Brown; M. Cini; M. Colaneri; M. Donaroma; J. Early;
J. Greene; T. Israel; M. Lazerow; M. Ottens-Sargent;
L. Sibley; R. Toole; R. Zeltzer; and A. Gallagher.

NAYS: None.

ABSTAINING: None.

Item #8, New Business: Vineyard Haven Harbor DCPC Nomination.

Mr. Clifford outlined the Nomination of the Vineyard Haven Harbor District of Critical Planning Concern (DCPC) that had come to the Commission from the Tisbury Board of Selectmen in September. Staff member Jo-Ann Taylor had written up a fact sheet about the Nomination, which had been distributed to the Commission members present. *[For a copy of Ms. Taylor's report, see the Meeting File of October 7, 1999 or the Staff Documents folder of the Vineyard Haven Harbor DCPC File.]*

Mr. Israel, who is also a Tisbury Selectman, explained how the Nomination had excluded residential areas. The Town was not interested, he said, in getting into intense land-use regulation. In fact, they had completed a new zoning bylaw just a few years before. What they were interested in was the water and the uses on the water and the impact of those uses on the shore.

Mr. Clifford commented that the Town had forwarded a "pretty decent Nomination, and we had only one small thing we needed to have adjusted because the wording of the

description didn't quite fit the map. But it's all cleared up now, so everything's ready. I think they've told us what they want and the reason."

Mr. Israel explained that the wastewater facilities had been excluded because "we're very happy that those wars are over." The Commission members then looked over the map showing the bounds of the District. Mr. Colaneri wanted to know if the District encompassed the entire harbor. Mr. Clifford replied that it was basically the Inner Harbor inside the jetty and what he would call "the inner Outer Harbor." It did not go quite as far as where the *Shenandoah* anchored.

Mr. Colaneri thought that Tisbury should follow the example of Edgartown, which had designated the entire harbor as a DCPC. "I'm just saying it should encompass all those waters that the Town has essentially jurisdiction over through the Harbormaster or whichever the agencies are," he said. "Why don't you just say from the Town line to West Chop?" suggested Jane Greene, the Selectmen's Appointee from Chilmark. This possibility was discussed.

Mr. Israel explained to Mr. Colaneri that the Town had looked carefully at the Edgartown Zoning Bylaw and that they had decided that the delineation as submitted was a good place to start. But if the Town was looking for control over the Harbor, then the designation should be for the entire area the Town had jurisdiction over, said Mr. Colaneri. More discussion of the boundaries of the designation followed.

Ms. Greene thought that the bounds should extend from the Oak Bluffs Town line to the West Chop Light, since there were a lot of docks out there and these could affect shellfish growth. "If we can get a protection besides the Army Corps of Engineers, I think it could be really important," she said. "And down the road somebody's going to put one thing in, and one thing gets bigger and bigger, and all of a sudden we're going to start to be edging into commercial property."

Mr. Fohlin, the Tisbury Executive Secretary, responded that he did not think the Board of Selectmen would have any objection to making the area covered by the designation larger. He explained that the area out near West Chop had not been "scooped up" in the designation because there was not currently a lot going on the water and on the land out there since it was all residential. But in drawing the line all the way out to the tip of West Chop, "no harm would be done," he said. More discussion of the boundaries ensued.

Then Mr. Colaneri made a Motion to enlarge the scope of the DCPC, which was duly seconded. Mr. Toole asked for discussion. Mr. Israel noted that the Selectmen had told the Townspeople during the public process that residential areas would not be included, so extending the boundaries concerned him.

Mr. Early then declared that before modifying the Nomination, the Commission needed a Motion to Accept the Nomination as Proposed. Mr. Colaneri made that Motion, which was duly seconded.

The voice vote to accept the Nomination went as follows:

AYES: C. Brown; M. Cini; M. Colaneri; M. Donaroma; J. Early;
J. Greene; T. Israel; M. Lazerow; M. Ottens-Sargent;
L. Sibley; R. Toole; R. Zeltzer; and A. Gallagher.

NAYS: None.

ABSTAINING: None.

The time was 8:04 p.m. Mr. Israel, as well as Linda Sibley, a Commission member at large from West Tisbury, thought that the public should now be given a chance to reconsider the boundaries of the Nomination before the Public Hearing. "If there're overwhelming arguments against expanding at the Public Hearing, we won't," said Ms. Sibley. Mr. Early thought it was not appropriate to discuss anything beyond the Nomination as proposed until the Public Hearing. With that comment, the discussion ended. The time was 8:06 p.m.

Item #7, Old Business [cont.]: Houlahan Subdivision Modification (DRI #450).

Next, the Commission considered a Modification to the Houlahan Subdivision Written Decision (DRI #450). **Doug Hoehn, an engineer with Schofield, Barbini & Hoehn, Inc., acting an agent for Applicant Andrew Houlahan,** passed out maps of the site of the Houlahan property. *[See the Meeting File of October 7, 1999 or DRI File #450 for a copy of that map.]* Mr. Hoehn explained that when the Commission had made its Decision back in May, the Conditions had referred to three walkways, one on Lot 1, one on Lot 3 and one on Lot 5.

The Applicant and his agent had gone through a process in 1997 to get approval for a walkway across the salt marsh at its narrowest point, which Mr. Hoehn pointed to on the map. Mr. Houlahan had not remembered which lot that walkway was actually on, because he had approval for the walkway before the subdivision plan was proposed. That walkway had been approved by the Edgartown Conservation Commission as well as the Planning Board. After site visits, members of both Town bodies had agreed that this was the logical place to put the walkway.

However, after the DRI had been approved in May, Mr. Houlahan realized where the walkway approved by the Town boards was located relative to his lot lines. Therefore, he wished to modify Condition 1.g. of the Written Decision to say that rather than permitting

walkways on Lots 1, 3 and 5, the walkways would be permitted on Lots 1, 2 and 5. "So moved," said Mr. Early, whose Motion was seconded.

Mr. Toole asked for discussion. Mr. Colaneri wanted to know where the pier was going to be. There was no pier planned yet, replied Mr. Hoehn. Ms. Brown noted that the Decision was not specific about where any potential piers would be located. Ms. Greene wished to state for the record "that I find it very bizarre that nobody knew that this had happened two years prior to our Decision. And we had long discussions about where the access would be."

Ms. Greene added that originally the Commission members had considered only two accesses, not three. Mr. Hoehn reiterated that the Town boards had approved the walkway from the narrowest point across the salt marsh before any subdivision lines had been drawn, and Mr. Houlahan had not been sure where exactly on the property the walkway would be.

Where are the houses on the property? asked Mr. Colaneri. There weren't any on the property when the permit was issued, replied Mr. Hoehn. So, why put a walkway there when the subdivision was not even in? asked Mr. Colaneri. The purpose, responded Mr. Hoehn, was to get permitted for it because the Applicant was in the process of planning to do things on the property. Why hadn't this been said at the time of the Hearing? Mr. Colaneri wanted to know. Because at the time Mr. Houlahan was hoping not to be restricted to having walkways only on certain lots, replied Mr. Hoehn. The Condition (l.g.) had come during the decision-making process, after the Hearing, he added.

Ms. Brown noted that it was too bad that the process was unfolding backwards. Nonetheless, the spot that had been approved was clearly a good place for the walkway.

Mr. Colaneri asked once more why the approved walkway had not been shown on the plan presented during the Hearing. "It wasn't existing," replied Mr. Hoehn. "It was proposed." He added that he was not sure which process had started first, that of the subdivision or that of the walkways; although it was finalized in May, the subdivision plan had sat around for a couple of years.

Ms. Brown said that she wished to amend the Motion. Instead of just saying that the walkways that were to be constructed from Lots 1, 3 and 5 would now be constructed from Lots 1, 2 and 5, the Condition should state that the walkways should be constructed from Lots 1, 2 and 5 as shown on the amended plan filed on October 7, 1999. Several of the Commission members were not satisfied with the amended plan they had in hand, so Mr. Hoehn produced another, which they then agreed would be adequate.

Mr. Toole checked with Mr. Colaneri, who had made the original Motion, that Ms. Brown's amendment to it was acceptable to him. Mr. Colaneri indicated that it was. Then

the Amended Motion was seconded. Mr. Toole repeated the Amended Motion and conducted a voice vote on the Modification. The vote went as follows:

AYES: C. Brown; M. Cini; M. Colaneri; M. Donaroma; J. Early;
J. Greene; T. Israel; M. Lazerow; M. Ottens-Sargent;
L. Sibley; R. Toole; R. Zeltzer; and A. Gallagher.

NAYS: None.

ABSTAINING: None.

Item #3: Approval of the Meeting Minutes of September 9, 1999.

Mr. Israel made a Motion to Approve the Special Meeting Minutes of September 9, 1999, duly seconded. Ms. Greene thought that she had been referred to as "Mister" a couple of times in the Minutes; however, she was unable to find those instances. Mr. Israel changed his Motion to a Motion to Approve as Corrected. After Ms. Greene was still unable to find the incorrect references, Ms. Sibley made a Motion to Approve as Presented, duly seconded. The voice vote on the Minutes went as follows:

AYES: C. Brown; M. Cini; M. Colaneri; M. Donaroma; J. Early;
T. Israel; M. Lazerow; M. Ottens-Sargent; L. Sibley
R. Toole; and R. Zeltzer.

NAYS: None.

ABSTAINING: J. Greene; and A. Gallagher.

Item #4: Reports.

Providing the **Land Use Planning Committee (LUPC) Report**, Mr. Donaroma, the Chairman of that committee, related how on Monday, October 4, they had met for a site visit on the **MVY Realty Trust property in Tisbury (DRI #507)**. They had discussed, among other things, access, old trees that might be saved, lot line adjustments and bike paths. "I think they're ready to come back to full Hearing," remarked Mr. Donaroma.

Ms. Greene added that the committee had talked about perhaps consolidating the driveway at William Norton Road, so there would be only one turnoff. Mr. Toole asked William Veno, MVC Staff, to talk about the bike path proposal for the property. Mr. Veno described how the Tisbury Byways Committee had visited the site on Sunday, October 3, and had determined that the path should be located between the upper two lots and the lower two lots; this would allow traversal of the steep hill off of State Road.

Mr. Toole, who had participated in the site visit, observed that the approach to State Road on the proposed bike path was more gradual than had been supposed during the first session of the Public Hearing on September 23. In addition, the path was parallel to State Road and did not approach it at a 90 degree angle, and there was a dip just before the road to slow down any cyclists. "So, you're not going to fall into the road," remarked Mr. Toole.

Mr. Colaneri noted that this would not be a paved bike path, but a dirt trail. He added that Sharon Purdy, an agent of the Applicant, had been curious as to liability issues, for instance, if the easement for the path would be turned over to the Land Bank or the Town of Tisbury. Further discussion of the bike path ensued, in the course of which Mr. Veno was asked about liability for a public byway on a commercial property. Mr. Veno explained that in the case of private landowners, the State granted wide latitude to make available land for passive recreation and that in those cases the standard for the bringing of law suits was very high. Short of premeditated negligence, there was no liability. This was also true for municipalities, he added.

Mr. Veno continued that the Land Bank would assume liability for activities on the trail. During the LUPC's site visit, Doug Hoehn, another agent for the Applicant, had wondered what would happen if someone wandered off the trail. Ms. Sibley said she supposed that then that person would be trespassing.

Mr. Israel, who had been unable to be at the Hearing or the site visit, wanted to know if there had been any discussion of possible uses on the lots. Yes, replied several Commission members at once. Ms. Sibley noted that she assumed that they would carry over the language from the previous Decision regarding the site, where the issue of future uses of the property had been discussed, specifically, that the cumulative impact of all future uses had to be considered in any future Decisions regarding the property.

Mr. Colaneri mentioned that Marcia Cini, a Commission member at large from Tisbury, and Ms. Purdy, the Applicant's agent, had discussed the appropriateness of the back lot for affordable housing. Ms. Purdy had been quite amenable to that, although engineer Doug Hoehn had quickly pointed out that because the property lay in Zone II, the amount of wastewater that could be produced on the site had to be limited. "I'm not convinced that it's impossible," remarked Ms. Cini. Ms. Greene noted that it was possible to get some alternative systems that would produce less wastewater.

Ms. Brown was of the opinion that before the next session of the Public Hearing on October 21 the Town of Tisbury should look at the issue of the width of State Road at that point and the possibility of the Town's perhaps having done some thinking in the past about that section of State Road and a bike path. "This would be the time to come in and let us know through your [the Town of Tisbury's] Highway Department or Selectmen what you have been thinking would be the ideal way out of that part of State Road in

terms of a bicycle lane or a bicycle path or a sidewalk," she said. Holmes Hole Road would also be a spot to look at, suggested Ms. Greene.

Then Ms. Greene provided the **Aquinnah DCPC Exemption Committee (ADEC)** Report. She noted that the committee had met on Tuesday, October 5, and had heard seven applications for exemptions. They had also discussed the question of the archaeological finds made on an already-reviewed eighth site. Three of the applications had been approved; one had been denied. In addition, the committee would be doing site visits on Saturday, October 9.

Ms. Greene also described an emergency application that had come in the day before regarding a well. They had conducted an emergency poll (the application was approved) the same day and would do a confirming vote at their next meeting, which was set for Tuesday, October 19, at 5:30 p.m. at the Aquinnah Town Hall lunchroom.

Ms. Brown asked how the Aquinnah DCPC regulations were coming along, "so this overburdened committee gets to go out of business." Ms. Greene replied that, to take one instance, Peter Temple of the Planning Board had to leave an exemption committee meeting before dark because he had come on his bicycle. The big problem, she added, was achieving a quorum at the Town's public meetings on the regulations.

There followed some discussion of Aquinnah's failure to produce the called-for DCPC regulations. Mr. Clifford explained that six months was the option period. "If they've done nothing after six months, you [the Commission] may do it and impose it." More discussion of this matter ensued. Mr. Colaneri said, "There's got to be some mechanism for you [the exemption committee] to tell them [the Town of Aquinnah], 'Stop it! Get on with things!' How big a deal can it be?" "I would do it in a flash," said Robert Zeltzer, a Commission member at large from Chilmark and a member of the Aquinnah DCPC Exemption Committee.

Delivering the **Affordable Housing Subcommittee Report**, Ms. Cini, the Chair of the subcommittee, said that they had met on Tuesday, October 5. She had been "very pleased" that Ms. Sibley and John Best, a Commission member at large from Tisbury, had been able to attend, as well as Mr. Toole, who was a regular. The discussion had been "substantive" and "the energy level was high," reported Ms. Cini, who added that the subcommittee would meet next on Wednesday, October 20, at 5:30 p.m. at the Commission Offices. *[Note: On October 11, this meeting was postponed until Wednesday, October 27, at 5:30 p.m. at the Commission Offices.]*

Ms. Cini mentioned that there would be a conference on October 21 in Framingham to celebrate the 30th anniversary of comprehensive zoning permits. Ms. Greene mentioned that members of the Wampanoag Tribe would be making the trip and that there might be room for more passengers.

Mr. Colaneri asked if there had been any progress on the exaction issues in the MVC Affordable Housing Action Plan. Ms. Cini explained that they were, in fact, rewriting that plan and that the policy he had asked about was being reworked. Further discussion of this ensued. Mr. Colaneri asked about a target date for the revised plan. Ms. Cini surmised that it would probably take two more meeting sessions. Mr. Toole hoped that Commission members who had worked on formulating the original policy would attend, noting that they could be of great assistance.

Ms. Greene pointed out that there would be present at the upcoming conference representatives of a number of agencies that could be providing funding for affordable housing for Martha's Vineyard. "I think if we make our presence known, it could be very valuable," she said. The time was 8:39 p.m.

Mr. Toole asked Ms. Brown if she could speak about the Summer Work Force Housing Task Force. Ms. Brown explained that the task force was an offshoot of the Edgartown Planning Board that was composed primarily of Island business people who hoped to reconstitute the CDC and set up a nonprofit corporation to own and administer the proposed dormitory. She described how the system would work and added that the group had been working with the Airport Commissioners, who had been "fairly supportive." Some discussion of the proposed dormitory housing matter followed.

Ms. Sibley, a Commission member at large who is also a member of the Airport Commission, explained why the Federal Aviation Administration (FAA) did not like residential structures on airport properties. "They're afraid it will generate noise complaints," she said. Granted, there were many hotels at airports, she continued, but these were built "in a very expensive manner to make them as soundproof as possible, and people are only living there for a few days."

Ms. Sibley also wished to make it clear that the Airport Commission was "fairly ambivalent about this project, that there may be three members of the Airport Commission, of which I am one, who're strongly supportive of it and at least one who is really against it. The rest are kind of counting on the FAA to shoot it down."

Ms. Brown noted that one of the hopeful aspects of this whole issue was that if the dormitory project did not work out at the airport site for reasons that were site-specific, a lot of the planning work as well as the private group set up to pay for it could translate to a different site, for instance, the old Oak Bluffs School building. A few more minutes of discussion followed.

Mr. Early provided the **Planning and Economic Development (PED) Committee Report**. He noted that the committee had met earlier that evening; they had also met the night before with the Dukes County Selectmen's Association. He described the "rather

lengthy" discussion at the Selectmen's meeting about the prospect of Rate of Development DCPCs in individual Towns. His assessment was that there was perhaps more interest in the DCPC mechanism than there had been earlier. It appeared that Chilmark and West Tisbury might be "going the DCPC route"; Aquinnah and Tisbury had already voted to do so.

Mr. Early reported that the PED Committee had also discussed proposed activities that would be part of growth management. The Commission members then discussed some of the issues surrounding the building permit cap DCPCs. The time was 8:52 p.m.

Michele Lazerow, a Commission member at large, said there was no **Cell Tower Study Group Report** because the group had not met since the last Full Commission Meeting.

Providing the **Legislative Update**, Mr. Clifford announced that there was still no State budget. He noted that if the Federal budget was not enacted by October 21, the Federal Government would cut off funds to the State. There was a brief discussion about the possibility that the Staff would not get paid.

Mr. Clifford added that there were two pieces of legislation "kicking around" the State House, one about sustainable communities, the other about sustainable growth. "They're two separate bills, but they're going in the same direction," he said. Neither of the bills had anything attached to it.

Ms. Brown wondered when Congressman William Delahunt would be visiting the Island again. During his last visit, there had been talk of his meeting with Commission members during his next trip, which had been slated at that time for early October. "Where is that now?" asked Ms. Brown. "I haven't heard from him," replied Mr. Clifford. "I'm expecting to hear from him in a week or two." A discussion ensued about the fact that Congressman Delahunt has not yet met the full Commission and the possibility that some money for the Commission might be available through Washington.

Under the category of **Staff Reports**, Mr. Zeltzer wanted to share a "very pleasant experience." Sam Feldman of Chilmark, "a private citizen/activist of the highest order," had recently told Mr. Zeltzer of his experience obtaining information and help from Commission Staff, in particular Andrew Grant, who, Mr. Feldman said, was cordial, bright, understood what was being asked of him, and quickly gave him all the information he needed for a meeting with the Speaker of the House of the Commonwealth. "And I just think that should be noted," said Mr. Zeltzer, "because a lot of people like to complain about stuff, and it's kind of nice to say something good." The Commission members applauded.

Ms. Greene then noted that the MVC Staff had been working "at tremendous rates with a tremendous load." She praised in particular Staff member Jo-Ann Taylor, who had been

assisting the Aquinnah DCPC Exemption Committee, of which Ms. Greene was the Chair. "I think we all need to appreciate what we've got," she added. "We're really lucky." There was more applause.

Discussion: The Future of the Commission.

"That's a good lead-in to what I want to take some time to talk about," said Mr. Toole, Chairman of the Commission, who then spoke of "the whole idea of the Martha's Vineyard Commission" and his feeling that the Commission was at "a turning point." He noted that the Commission members needed to figure out what was being asked of them and to do more than just "put out brushfires."

Mr. Toole said that he would like the members to take some time to consider what the Commission's role was and where they thought the Commission should be in the next five or ten years.

After a full Commission discussion of these issues, he continued, a subcommittee should be formed that "could chew on some of the thoughts that we all have and decide where we want to go and how we're going to get there, whether it means ... completely redoing the budget and making the Towns realize that we're going to need more support, substantially more support. It may mean a change in staffing. It may mean an increase in staffing. It may mean a reassignment of staffing. It's going to mean looking at each of our individual roles and what our commitment is to this organization. I think it's time to do that."

Mr. Israel suggested that the Commission members take a week or two to consider what Mr. Toole had said before devoting a Meeting to the discussion. Mr. Israel also applauded Mr. Toole for what he had said. "Put it on the Agenda," suggested Mr. Donaroma. Several Commission members agreed.

Ms. Sibley requested that before that Meeting the Executive Director get a printed rundown of the Cape Cod Commission staff and what types of specialists they had, and distribute it to the MVC members. "My feeling is, even though we're geographically substantially smaller than the Cape, that doesn't mean that we don't have to cover all the same problems. We're struggling with a much smaller budget, a much smaller staff." "A more talented staff," noted Ms. Greene. Mr. Clifford said that the last time he counted, the Cape Cod Commission staff numbered 35.

Mr. Toole then asked Mr. Clifford if he had sent a letter to the Nantucket Planning and Economic Development Commission about getting together on the Vineyard with the Martha's Vineyard Commission. Mr. Clifford answered that he had called Director John Pagini, who was going to see about working out a trip over on the day of the football game between the two island teams.

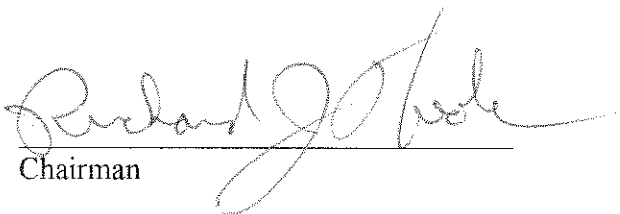
The discussion then turned to the upcoming Full Commission Meeting on October 14, when members of the Call For Action petition group would attend. Mr. Israel requested that during the discussion a strict protocol be followed, at least until everybody had been heard.

"I'd like to comment on that," said Mr. Toole. "I think we have to behave much nicer to each other. You know, I don't think any of us here have a different agenda. I think we're all trying to do what we feel is the best thing for Martha's Vineyard. And I don't think that anybody should belittle anybody else's comments, they shouldn't be talking over other people, they shouldn't be putting words in people's mouths."

Mr. Toole added that if he was not using the gavel often enough, members should talk to him about it after the Meeting. In addition, he thought the Commission members should be more cordial to audience members. "Just try and set an example for the Island," he concluded.

The discussion was set for the Meeting of Thursday, November 4. Then Mr. Toole said that he wanted to have an Executive Committee meeting to discuss some issues regarding staff and personnel. "I wanted to get that done sooner [than November 4]," said Mr. Toole. "Does anyone have any objection to that?" "Call it. We'll be there," said Mr. Donaroma. Mr. Toole asked the members of the Executive Committee to stay after the Meeting adjourned to set a time.

Ms. Sibley made a Motion to Adjourn, duly seconded. The Special Meeting was adjourned at 9:14 p.m.


Chairman

11/29/99
Date


Clerk/Treasurer

11/08/99
Date

PRESENT: C. Brown; M. Cini; M. Colaneri; M. Donaroma; J. Early;
J. Greene; T. Israel; M. Lazerow; M. Ottens-Sargent; L. Sibley
R. Toole; R. Zeltzer; and A. Gallagher.

ABSENT: J. Best; B. Hall, Jr.; L. Jason, Jr.; J. Vercruysse; T. Henson, Jr.;
and M. Bolling.

*Summary of Revisions to the
Meeting Minutes of October 7, 1999
Proposed by Commission Members
in the Meeting of November 18, 1999*

[An excerpt from the Meeting Minutes of the Regular Meeting of November 18, 1999 follows immediately. It describes the actions taken by the Commission with regard to the Minutes of October 7, 1999.]

There were no revisions proposed to the Special Meeting Minutes of October 7, 1999.