

MINUTES OF 1 NOVEMBER 1999
LAND USE PLANNING COMMITTEE

LUPC was called to order at 5:35 PM on 1 November 1999 at the Martha's Vineyard Commission offices, Olde Stone Building, New York Avenue, Oak Bluffs by LUPC Co-Chairman Christina Brown.

In attendance were: M.V. Commissioners Richard Toole, Michael Colaneri, Jane Greene, Marcia Cini, Tristan Israel, and Christina Brown; Staff Andrew Grant; members of the public Tucker Hubbell, Mary French, George French, Joey Pierce, Joe Hall, Doug Hoehn and Sharon Purdy.

DRI #393 - F.O.C.U.S. - Continuing Discussion

Ms. Brown invited FOCUS representative Joey Pierce and the neighbors Tucker Hubbell, Mary French and George French to the table for the discussion.

Mr. Colaneri reminded the audience that the local building inspector, and not the MVC, is the enforcing agency. Mr. Hubbell and Ms. French asked whether FOCUS was planning to convert its office building into a residential space. Ms. French added the neighbors' concern regarding the number and size of the buildings. A discussion followed regarding the approved plans, what was actually built and "as-built" plans.

Mr. Hubbell raised a concern about visual screening. Mr. Pierce stated that FOCUS had recently planted five or six trees for the purpose of screening. Mr. Hubbell indicated that he would like to see screening between the girls' bunkhouse and the adjacent neighbor's property.

Ms. Brown accepted the neighbors' request to be informed of all future hearings on FOCUS land use proposals.

DRI #512 - Black Dog Warehouse Expansion at 454 State Road - Project Review

Joe Hall, representing the Black Dog, described his request to modify a 1978 MVC DRI decision on the warehouse building. He indicated that the warehouse use of the building is less intense than its previous use as a bowling alley. The applicant described his modification proposal as the installation of a pre-fabricated, 16' x 24' wood frame structure behind the existing building, for the use of staging packages. The new addition would replace an old existing shed, in a location which is not visible from State Road.

Mr. Toole asked how much bigger the new structure would be, as compared to the existing shed. Mr. Hall stated that it would be approximately twice as large. Mr. Toole suggested that the project would be more accurately described as the removal of a shed, followed by a building addition. Mr. Hall conceded the point, and indicated that the new structure would be placed on a temporary foundation of cinder blocks.

Mr. Colaneri asked about landscaping, lighting or heating plans. Mr. Hall indicated that there are no plans for landscaping nor any fixed electrical supply to the shed.

Mr. Colaneri asked about plans for retail activity out of the new part of the building. Mr. Hall indicated that there are no plans for retail out of that location, except for the possibility of the annual warehouse sale.

Mr. Toole moved that LUPC recommend to the full Commission that the proposal is a minor modification not requiring a full public hearing. The motion was seconded by Mr. Israel and approved unanimously.

DRI #507 - MVY Realty Trust Subdivision - Formulation and Preparation of Recommendation

Doug Hoehn, agent for the applicant, submitted a copy of a letter from Fred LaPiana of the Tisbury Department of Public Works, which was read aloud by Ms. Greene. In the letter, Mr. LaPiana indicated that the provision of a ten foot wide easement along State Road would be in keeping with the Town's future plans for a bicycle path. Staff distributed supplemental staff notes which were read silently.

Commissioners discussed and agreed to the following conditions:

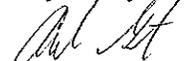
1. Establish a thirty (30) foot no-cut, no-build, no disturb buffer zone along the entire western boundary of Lot 4.
2. No commercial lighting will shine on the abutters' property.
3. No excavation, other than soil testing, along the north boundary of the lots adjacent to State Road prior to MVC review and approval.
4. Establish a ten foot easement adjacent to the Massachusetts State Highway, encompassing Lots 1 and 4.
5. Provide a three (3) foot wide easement for a meandering, dirt walking path laid out through the center of the no-cut thirty (30) foot buffer zone, without cutting a tree larger than three (3) inches in diameter.

Ms. Greene voted against recommendation #5, because of the conflicting purposes of the no-cut zone and the path easement.

6. Accept the applicant's offer to provide access to one monitoring well to the Board of Health, at a location on the property to be determined at the discretion of the Board of Health.
7. The applicant pay \$1,000 per lot to the Dukes County Regional Housing Authority, within six months of the recording of the decision.
8. All future uses of the property must be approved by the Martha's Vineyard Commission.

Mr. Colaneri moved to approve the application of the MVY Realty Trust Subdivision with conditions. Seconded by Mr. Toole and approved unanimously.

Respectfully submitted,


Andrew Grant
Regional Planner