

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of November 8, 1999 Meeting Olde Stone Building

Members present: Christina Brown, Michael Donaroma, Jane Greene, Tristan Israel,
Linda Sibley, Richard Toole,
Staff present: David Wessling

Others present: Andrew Flake, Douglas Hoehn

Meeting opened at 5:38 P.M. by Christina Brown

Ben Franklin Realty Trust (DRI #513)

Mr. Hoehn, representing the property owners, presented the proposal to the Members. Referencing a site plan and building elevation drawings, he described the general area, the nature of surrounding land uses and structures, the Zoning district and the lot's size. Ms. Brown suggested that the Applicant provide a large scale orientation map at the public hearing.

Mr. Hoehn continued by describing the site's topographic features and vegetation, access roads, the other jurisdictional constraints - the Groundwater Protection District and the Zone II of the Tisbury's public water supply well.

He then outlined the proposal - a one story metal-clad building (approximately 4800 sqft) with a loading dock to be used for not more than 2 retail businesses or warehouse storage. Parking areas will surround the building with parking for daily users (8 spaces) fronting the building. Parking spaces shown on the site plan along the sides of the building and in the rear lot are intended to show compliance with Tisbury's Zoning Bylaw. Those spaces would be used by employees.

Mr. Hoehn explained the Applicant's request for a Special Permit from the Tisbury Planning Board due to the building's area coverage.

Ms. Sibley asked questions about the site's vegetation. Mr. Hoehn related his discussions with the Planning Board as to the requirements of the Zoning Bylaw. He did not present a "finalized" landscaping plan.

Ms. Greene asked questions about the proposed types of retail uses. The Applicant answered by reviewing several proposals - a mattress show room, for instance. However, no tenants have

been selected.

Mr. Israel and Ms. Sibley pointed to the need for a parking and traffic analysis. Mr. Hoehn described his collaboration with Andrew Grant as to trip generation rates for the proposed uses. Mr. Israel was particularly concerned with the cumulative traffic effects of development in the area. The Applicant explained that the location of the site would not be attractive to an "intensive" traffic generating use. Ms. Sibley agreed that the site's location would not encourage high traffic generating uses. But, she went on to say, the amount of parking vis-a-vis insufficient landscaping was at the core of her concerns. She recommended that parking spaces be shown on the site plan but not be "developed" until needed.

Ms. Sibley also recommended that the front of the building should be screened with appropriate vegetation and that the 8 parking spaces should not be "developed". Mr. Hoehn said he would consider Ms. Sibley's suggestion. Ms. Brown also spoke about the need for improved landscaping. Ms. Greene, Mr. Israel, Mr. Donaroma and Mr. Sibley continued to discuss "high" trip generating uses. Ms. Greene suggested that the Applicant may wish to limit the types of uses of the building based on their trip generation potential.

Ms. Sibley discussed other DRI projects that had offered a list of (low traffic generating) uses. Ms. Brown suggested that the Applicant prepare a "traffic generating" budget similar to a nitrogen loading budget.

Ms. Sibley returned the discussion to the project's impact on the intersection of State and Holmes Hole Roads and the cumulative impacts of traffic in the general area.

Mr. Donaroma summarized the discussion: that the Applicant return to the LUPC with a list of "low generating" retail uses of the proposed building. Ms. Brown indicated that the Applicant should return to LUPC with a list of suitable uses given the significance of traffic issues and groundwater protection issues. Mr. Hoehn stated that he would provide a list of possible uses, working in conjunction with the Commission's staff planner, Andrew Grant.

Ms. Sibley and Ms. Brown asked the Applicant to prepare a landscaping and lighting plan to show a buffer between the front of the proposed building and the abutting road. Ms. Greene concurred.

Ms. Sibley suggested that Mr. Hoehn and Mr. Grant prepare a list of "high" traffic generating uses that would be prohibited. She and Mr. Donaroma again indicated their concerns about the likely impacts of the proposal on the intersection of State and Holmes Hole Roads.

Before ending the meeting, Mr. Donaroma stated the the application was not complete. After discussing the matter, the Members agreed to allow the staff to determine a hearing date subject to a completed application. Ms. Sibley insisted on a detailed landscaping plan. Mr. Hoehn anticipated a second meeting with the LUPC in order to resolve the parking layout and landscaping planning issues with the Tisbury Planning Board and the LUPC.

Ms. Brown encouraged Mr. Hoehn to continue working with the Commission's staff.

Meeting adjourned at 6:03 P.M.

Summary prepared by David Wessling