

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of November 15, 1999 Meeting Olde Stone Building

Members present: John Best, Christina Brown, Michael Colaneri, Michael Donaroma,
Jane Greene, Tristan Israel, Linda Sibley, Richard Toole,
Staff present: Andrew Grant, David Wessling

Others present: Russell Bowes, Paul Vogel, Kent Healy, Carlos Montoya, Peter
Cronig, Marie Laursen, Ned Orleans

Meeting opened at 5:35 P.M. by Michael Donaroma

Tisbury Wharf Co. (DRI #474)

Mr. Wessling informed the Members that the Applicant has withdrawn his proposal from from the referring agency - the Tisbury Planning Board. Mr. Israel requested that the letter of withdrawal be distributed to the Members at the next Commission meeting.

Edgartown National Bank (DRI #500)

Prior to the Applicant's presentation, Mr. Colaneri discussed the role of the Land Use Planning Committee (LUPC). He stated that LUPC Members should comment on DRI proposals and "make sure that the application is complete". He continued to say that the LUPC meeting should not be a "practice session for every Applicant..." Ms. Brown agreed with Mr. Colaneri. Ms. Sibley added that an application's "completeness" and its "adequacy" are "two different things".

Mr. Colaneri discussed the need for a checklist. He cited an example: the need to examine a proposal's compliance with local bylaws. Ms. Brown agreed. Mr. Colaneri suggested that the Staff contact local agencies in order to determine if a proposal complies with local bylaws. Ms. Brown agreed.

Mr. Israel reported that the Zoning Board of Appeals referred the Edgartown National Bank's application.

Mr. Donaroma, then, asked the Applicant to begin his presentation.

Mr. Bowes introduced the development team before summarizing the proposal: to replace a car wash with a branch bank (walk-in and drive-in). He showed pictures of

site and a rendering of the proposed building to the Members. He described the residential character of the area and briefly noted the Bank's discussions with Tisbury's Zoning Board of Appeals.

Peter Vogel, the project architect, described the "preliminary conceptual" site plan, floor plans, elevation drawings, internal flow of traffic, drainage plans, lighting and landscaping plans. He referenced a series of plans and a book of planning documents that was distributed to the Members. (Note: all referenced materials are in the project's DRI file.)

He emphasized the residential style of the structure and its compatibility with the residential character of the area.

Ms. Greene and Mr. Donaroma asked Mr. Vogel about fencing and the proposed retaining wall. The wall is needed because of the proposed grade change. Fencing will be provided as a safety measure.

Ms. Sibley asked if other layouts (building and parking areas) had been considered. Mr. Bowes recounted the various proposals that had been considered by the Tisbury Zoning Board of Appeals. Mr. Donaroma asked if the building could be moved closer so that the parking area would occupy the rear portion of the site. Mr. Vogel explained that the Town's Zoning Bylaw limits the height of a building in close proximity to the front lot line. Mr. Bowes stated that the Zoning Board preferred "parking in front".

Ms. Brown suggested that a locus plan should be provided at the public hearing. Mr. Israel agreed.

Mr. Israel asked questions about the "lighting" of the site. Mr. Vogel explained that exterior lighting will be "indirect" and downward directed. He referred to a detailed lighting plan.

Mr. Colaneri asked questions about access to the site by bicyclists. Mr. Vogel answered by suggesting a bike rack location.

Mr. Colaneri asked questions about the ATM. Mr. Vogel showed its location and described its lighting plan.

Ms. Colaneri asked if the number of parking spaces was determined by the bank's needs or by the Zoning Bylaw. Mr. Vogel said that the parking layout complies with the Zoning Bylaw. Mr. Bowes explained the need for the parking spaces.

Ms. Greene commented on the type of lighting.

Mr. Israel asked questions about the proposed signage. Mr. Vogel referred to the planning documents and said that the sign would be "spot" lit.

Mr. Toole asked questions about the proximity of residential structures and the operation hours of the car wash. Mr. Toole suggested limiting the hours of the bank.

Ms. Brown, again, asked for a locus plan.

Mr. Donaroma asked questions about lighting, septage and drainage. Surface water, according to the applicant will be retained on the site. A new septic system will be installed.

Mr. Donaroma noted that additional trees - shade trees - should be planted. Ms. Sibley agreed. She also asked if trees could be planted within the site (as opposed to along the periphery) in order to soften the "sea of asphalt". The Applicant replied that the lot will not be paved: concrete pavers will be installed. There was then a discussion of the paving materials.

Mr. Vogel indicated the location of trees. Ms. Sibley insisted on a schedule of plant materials. Mr. Donaroma asked for the dimensions of the trees. There was more discussion about sight distances and vegetation.

In reply to Ms. Greene's questions, Mr. Bowes said that the bank would be open from 8:00 A.M. to 5:00 P.M. on weekdays and from 9:00 A.M. to Noon on Saturdays. The ATM would be open 24 hours a day.

Mr. Bowes offered \$1000 to the Martha's Vineyard Regional Housing Authority in order to comply with the Commission's affordable housing policy.

Mr. Colaneri requested comment letters from the Fire and Police Chiefs.

Mr. Scully outlined the results of the traffic analysis. (See file for submitted documents.) He also summarized the report's recommendations. Mr. Israel questioned the traffic count data and its adjustment to peak season conditions as well as the number of bank related trips. He also requested information as to turning movements and directional flows. Ms. Sibley and Mr. Donaroma asked for data concerning carwash traffic volumes and bank traffic volumes.

Ms. Greene questioned the safety of the internal flow of traffic. She believed that several parking spaces were not "safely" located. Mr. Israel agreed. Mr. Scully replied that the questioned spaces could be reserved for bank employees.

Mr. Donaroma invited comments from representatives of the Tisbury Planning Board. (See written comments on file.) Mr. Orleans concluded that the bank will be a "more intense use" and thus is "patently illegal".

Members of LUPC and the Planning Board discussed the nature of the existing and proposed non-conforming uses. Mr Cronig suggested that other locations in Tisbury are better suited for a bank.

Mr. Donaroma then summarized the basic planning issues: "trees, parking lot, traffic, lighting, and hours of operation". Mr. Donaroma suggested that the building should be moved closer to the front lot line.

Mr. Donaroma invited the Applicant to another LUPC meeting prior to the scheduled

public hearing. Additional information concerning landscaping (i.e., color coding of trees) was requested.

Ms. Brown stated that, subject to "following through with the requested information" that the application is complete.

Mr. Donaroma encouraged Mr. Bowes to meet with the Staff and that a public hearing should be scheduled (if Staff determines that the application is complete).

Meeting adjourned at 6:25 P.M.

Summary prepared by David Wessling