

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of December 14, 1999 Meeting Olde Stone Building

Members present: Christina Brown, Marcia Cini*, Michael Donaroma, Jane Greene,
Linda Sibley, Richard Toole,
Staff present: David Wessling

Others present: Glenn Provost

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

Roth Rogers Realty Trust Subdivision (DRI #516)

Ms. Brown opened the meeting at 5:35 P.M.

Ms. Brown recounted the project's history: the Commission "approved" a preliminary subdivision plan with several conditions (see DRI #480).

Glenn Provost, the Applicant's agent, presented the proposal to the Committee. He described the general location of the tract, the neighboring subdivision and the site's proximity to the Martha's Vineyard Airport, West Tisbury-Edgartown Road and Watcha Path.

Referencing a revised subdivision plan (see application file), Mr. Provost indicated the proposed lots, the road, and the "frost pocket".

Ms. Brown read a letter from the Staff concerning the initial plan and its design with respect to the "frost pocket". Mr. Provost explained how the subject plan was adjusted. He said that two lots had been redesigned so as not to include land designated as "frost pockets".

Ms. Sibley asked Mr. Provost, "is a 'frost pocket' different from a 'frost bottom'?" He replied that they are the same. The Members then discussed the geographical extent of the frost bottom and the extent of housing development in the frost bottom. Ms. Brown suggested that a locus plan showing the frost bottom should be included in the "complete" application.

Ms. Brown asked Mr. Provost to show how the subject plan conforms to the conditions

applicable to the preliminary plan. He confirmed that:

1. Open space lots are clustered at the ends of the property and that the "frost pocket" is excluded from the lots.
2. Guest houses will not be constructed.
3. The West Tisbury Fire Chief will be asked to comment on the proposal as to "provisions for fire protection" and emergency access.
4. Lots numbered "9" and "10" will be designated as "affordable housing lots".
5. A 50' wide "no-cut/no-build zone is shown on the plan - lots 2 through 6.
Ms. Brown and Ms. Green suggested that other lots abutting the Coffin's Field subdivision should be similarly buffered. Other Members believed that only presently developed lots bordering the proposed subdivision should be buffered.
6. The road will be "a sand hardener road".

Before deeming the application "adequate", Ms. Brown reminded Mr. Provost of the need for documentation concerning covenants and a traffic impact study.

In addition, Ms. Brown asked questions about the management of the subdivision's "open space". Mr. Provost and Ms. Brown discussed the use of covenants as a means to "protect the open space".

Ms. Brown asked Mr. Provost to clarify the recreational use of the open space lots.

Ms. Brown questioned the "overall density" of the developed subdivision. Mr. Provost replied by stating that the subdivision plan conforms to West Tisbury's "flexible siting" bylaw and that the minimum lot size in the underlying zoning district is 3 acres. Nonetheless, Ms. Brown requested evidence of conformity with the "flexible siting" bylaw.

In closing, Mr. Provost asked the Members to schedule another meeting in order for his client to respond to the Members questions and provide additional information such as draft covenants and the use of the open space lots.

The meeting was continued to January 10, 1999.

Meeting adjourned at 6:10 P.M.

* Ms. Cini stated that a conflict of interest precluded her involvement and left the meeting.

Summary prepared by David Wessling