

# THE MARTHA'S VINEYARD COMMISSION

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

## Land Use Planning Committee Summary of January 10, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Michael Donaroma, Jane Greene, Linda Sibley,  
Richard Toole, Robert Zeltzer

Staff present: Andrew Grant, David Wessling

Others present: See attached list

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

### Edgartown National Bank (DRI #508)

Russell Bowes, representing the Bank, began the meeting by answering questions that had been asked at the previous meeting. He called on Richard McCarron, the Bank's attorney to respond to the Tisbury Planning Board's concerns as to the proposed use. Mr. McCarron referenced an excerpt from the Tisbury Zoning Bylaw as to pre-existing non-conforming uses. Mr. Donaroma stated that the intensity of the proposed use is an important consideration. Mr. McCarron replied that the proposed bank's impact will be less adverse than the current car wash.

Mr. Bowes told the Members about his discussions with Tisbury's Fire Chief and Police Chief.

Then, Mr. Bowes related to the Members his discussions with the Dukes County Regional Housing Authority and with Habitat for Humanity. He spoke with both groups as part of the Bank's willingness to improve its affordable housing offer. Mr. Bowes also provided additional information concerning the Bank's "first-time home buyers program" and stated that the Bank will increase its contribution to \$2,000 from \$1,000.

Mr. Bowes introduced Paul Bourbeau, the project architect. Mr. Bourbeau explained several changes that were made since the first LUPC review meeting. The current plan includes:

- A revised bank location. (Closer to the Edgartown Road)
- A revised building profile. (Current plan shows a building that is 21' above average grade)

A revised parking layout. (6 rather than 17 parking spaces in front of the building)

A revised landscaping plan. (Additional trees along Edgartown Road and along the rear property line.)

Ms. Greene asked questions about the internal traffic flow.

Mr. Bourbeau showed the Members a sample of the concrete paver that will cover the driveway and parking areas. He also discussed the stormwater drainage system. Ms. Sibley asked questions about the drainage system and the capture of hydrocarbons. Ms. Greene discussed the existing drainage easement and the location of parking spaces.

Ms. Sibley questioned the intensity and duration of exterior lighting. Mr. Bourbeau distributed a data sheet describing the lighting fixtures and the method of "baffling" the light. Mr Toole asked questions about the lighting at the rear of the site. Mr. Zeltzer called the Members' attention to the Applicant's lighting intensity chart.

Mr. Toole asked questions about bank related traffic volumes. The Bank's transportation engineer, William Scully, spoke briefly as did Andrew Grant. Ms. Brown suggested to the Applicant that actual data (rather than generalized assumptions) should be presented at the public hearing.

Carlos Montoya, the Bank's landscape designer, presented the landscape plan. He described the landscape concept and selection of plant material. Ms. Sibley and Mr. Donaroma suggested the use of tall trees and rather than shrubs. Screening of the roof line rather than the building according to Mr. Donaroma should be the objective of the landscaping plan.

### **Roth Rogers Subdivision (DRI #516)**

George Rogers, the Applicant, presented his proposal to the Members. He began by recalling the previous meeting and summarized of a letter written to the Commission (see document in file) concerning his intention not to have guest houses in the subdivision. The Members discussed such limitations. Afterwards, they suggested to Mr. Rogers that if he wishes prospective lot owners to have guest houses, then the draft covenants should so be written.

Mr. Zeltzer asked questions about the number of bedrooms permitted.

Mr. Rodgers discussed the possible uses of the "recreation" lots and the frost bottom as described in the draft covenants (see document in file).

Members asked questions about emergency vehicle access to the lots. Mr. Rogers referred to a letter from the West Tisbury Fire Chief which was read into the record (see document on file).

After a lengthy discussion, the Members asked the Applicant to finalize a plan to accommodate emergency vehicles.

Ms. Brown called on Andrew Grant to summarize the findings of his traffic impact and access memorandum. He stated that there were no significant traffic problems apt to arise from the proposed subdivision.

Mr. Rogers presented his affordable housing offer. He asked if it would be possible to either stagger the payment or time the release of the "youth lots" to the sales of the subdivision lots. The Members asked the Applicant to formulate a proposal and discuss it at the public hearing.

### **Folino Airport Warehouse (DRI #514)**

John Folino, the Applicant, outlined his proposal. Referencing a site plan and building plans, he stated that he intends to construct an office and commercial space at the Airport Business Park.

Ms. Greene asked about the number of tenants. Mr. Folino answered, "five or six". She also asked questioned about plumbing and water use.

Mr. Donaroma asked the Applicant to point out the lot's location. Mr. Dinelli answered by referencing a map of the Business Park.

Mr. Donaroma asked if the project would have any "regional issues".

Ms. Sibley had 3 comments:

"septic flow",  
parking and access (she was concerned with the number of curb cuts), and  
"there should be a landscape plan".

Mr. Hoehn, speaking for the Applicant, described the buffer strip/trench drain storm water management plan.

Mr. Donaroma and Ms. Sibley noted that trees should be planted to "shade the asphalt".

### **Ben Franklin Realty Trust (DRI # 513)**

Doug Hoehn spoke about the site visit (Sunday, January 9<sup>th</sup>). He reported on the revised landscaping plan. He also said that the landscaping plan will be further revised after it is reviewed by the Tisbury Planning Board.

Mr. Donaroma added that additional trees (2 or 3) should be planted near the building.

Meeting adjourned at 7:05 P.M.

Summary prepared by David Wessling