

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of January 31 ,2000 Meeting Olde Stone Building

Members present: Christina Brown, Michael Donaroma, Linda Sibley, Robert Zeltzer
Staff present: Andrew Grant, David Wessling

Others present: See attached list

Meeting opened at 5:40 P.M. by Christina Brown

Ben Franklin Realty Trust (DRI #513)

Ms. Brown explained the purposes of the meeting - to formulate recommendations - before asking Mr. Wessling to briefly compare the revised site plan with the plan that was presented at the public hearing. He discussed the revised landscaping plan, parking layout, access driveways, drainage and other structures. Mr. Hoehn, the Applicant's representative added that a trellis with vines will screen the front of the building.

In response to Ms. Brown's call for recommendations, Mr. Zeltzer criticized the proposal. He discussed the 3 access points vis-a-vis traffic safety and concluded that a smaller building (i.e., reduced area) would be appropriate. Ms. Brown and Ms. Sibley agreed.

Ms. Sibley described the building as "squeezing the limit of the lot". She then pointed out the potential danger of Holmes Hole Road traffic and the proposed Holmes Hole curb cut. She said that "there was something about the project that profoundly bothers me" and would not vote to approve the proposal.

Mr. Zeltzer asked Mr. Hoehn if alternatives to the Holmes Hole Road curb cut had been considered. Mr. Hoehn replied, "no" and then offered reasons for the curb cut's design: compliance with the Zoning Bylaw and Tisbury Building Official's interpretation of the property's legal access.

Ms. Sibley discussed the "industrial" appearance of the proposed building. Exasperated, she remarked, "what do you do?" She continued, "if this building were smaller. It would solve a lot of problems".

The discussion turned to the landscaping along Breakdown Lane and its ownership. Since the owner of the site also owns adjacent lots, Ms. Sibley suggested covenants

to maintain the existing trees as a condition of the project's approval.

Mr. Zeltzer said that "he was not ready to say yea or nay" because of the number and location of the "curb cuts"

Ms. Brown asked Mr. Wessling to review the staff's comments with respect to traffic flow.

Ms. Sibley stated that the proposal "was too much for the lot".

Ms. Brown suggested that the LUPC report to the Commission should be a list of unresolved issues rather than a recommendation. Building size, landscaping, parking, and the use of the building are the prime issues.

The Committee discussed the use of the building. Ms. Sibley expected the Applicant to specify possible uses of the building. She cited the example of the MVY Realty Trust proposal. Cumulative traffic impacts were at the root of her comments.

Ms. Sibley and Ms. Brown agreed that cumulative traffic impacts on Holmes Hole Road was an important concern. Ms. Sibley wanted a clarification of "retail" use. Ms. Brown suggested a list of retail uses. Ms. Sibley added: "without a use, we can't evaluate the traffic".

Mr. Zeltzer summarized the issues:

- use(s) of the building,
- number and location of access driveways, and
- preservation of the trees along the edge of Breakdown Lane.

Mr. Donaroma suggested that LUPC should present a list of possible conditions. Ms. Sibley quickly added that the building should be made 'smaller". Mr. Donaroma asked, "what would a smaller building accomplish?"

The discussion shifted to Holmes Hole Road. Ms. Sibley reminded the others that Holmes Hole Road "was proposed to be a bypass road...and this road could some day be a major thoroughfare..."

Mr. Zeltzer spoke against conditioning the use of the building. Ms Sibley asked that use categories based on traffic generation should be considered. Ms. Brown agreed.

Ms. Sibley and Ms. Brown agreed that the project requires an additional LUPC meeting at which the Staff would:

- present a list of "low-impact retail uses",
- estimate the traffic bearing capacity of Holmes Hole Road, and
- outline the regulatory time line.

The meeting concluded with a recommendation from LUPC to the Commission that the review of the project be continued.

Site Review Checklist

As requested by Mr. Zeltzer, a site review checklist (attached) was drafted. Mr. Zeltzer explained the need for a checklist based on several poorly organized site inspections.

After discussing the list, Mr. Zeltzer suggested adding another category, Applicant Specific Requirements.

The Members discussed how the checklist would be applied generally and then, specifically - the upcoming Down Island Golf Club site visit.

Ron Mechur commented on preparations for the Down Island site visit.

Mr. Zeltzer, Ms. Brown and Mr. Sibley discussed the comprehensiveness of the list and the need to "try it out".

Ms. Brown labeled the checklist as a Staff working document.

Meeting adjourned at 7:15 P.M.

Summary prepared by David Wessling