

# THE MARTHA'S VINEYARD COMMISSION

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## Land Use Planning Committee Summary of February 7, 2000 Meeting Olde Stone Building

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

Staff present: Andrew Grant, David Wessling

Others present: Doug Hoehn, Ron Mechur, Ken Rusczyk

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

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

At the outset, Ms. Brown reminded the Members that meeting's purpose is to continue preparing recommendations. She summarized the previous discussions and noted several unresolved problems:

- landscaping,
- the size and use of the proposed building,
- access to the site and
- the parking layout.

Ms. Brown also called on the Staff to present the results of their studies. Mr. Grant outlined his analysis of the Holmes Hole Road's capacity and Mr. Wessling spoke briefly about the classification of retail uses. (Staff memoranda are appended.)

Ms. Sibley asked that Mr. Zeltzer's letter be read into the record. Ms. Brown did so. The letter contained several conditions if the Committee were to recommend approval of the proposal:

- reduction of the building's size to 4,000 sq.ft.,
- limitation of allowable uses,
- redesign of site access and parking layout, and
- shingling of the building's exterior.

Ms. Sibley led a discussion of the letter. She agreed with its spirit but termed it "arbitrary". Instead, she argued that the proposal should be rejected in order for the Applicant (rather than the Commission) to reduce the size of the building. Mr. Toole concurred with Ms. Sibley.

Ms. Greene commented on the proposed site access and parking layout. In her view, the proposal is flawed. Ms. Sibley agreed and added that the safety rather than Holmes Hole Road's capacity was the issue. Ms. Sibley also criticized the parking layout and internal flow of traffic.

Ms. Sibley made a motion to recommend denial of the project. Mr. Toole seconded the motion.

During the discussion of the motion, the Members continued to debate the problems - the building's size, site access, parking layout and landscaping.

Ms. Greene pointed out that the proposal's detriments outweighed its benefits.

Mr. Donaroma disagreed. In his opinion, the building is not "oversized", the proposal complies with the Town's Zoning Bylaw, and the uses are permitted. He suggested the planting of additional trees. Ms. Greene agreed with Mr. Donaroma's comments.

Ms. Sibley disagreed, referring to the parking layout as "bizarre". Again, she said that the Applicant should return with an improved site plan (i.e., a smaller building).

Mr. Toole, remarking that "this is a tough one", was troubled by the parking layout.

Ms. Brown who was less concerned about the parking said, "I'm not sure the parking layout is detrimental".

The Members and Staff, then, discussed alternate parking layouts. However, Ms. Sibley remained unmoved. She said that no matter how much the parking layout is redesigned "the project is too big for the property".

Before voting on the motion, the Members discussed possible uses.

The vote was called: Mr. Toole and Ms. Sibley voted in favor of the motion, Ms. Brown, Ms. Greene and Mr. Donaroma voted against the motion.

The Members returned to their discussion concerning site plan modifications, access and parking. In the end, a motion was made and seconded to recommend approval of the project with conditions. The conditions pertain to:

- a redesigned parking area,
- elimination of the Holmes Hole "curb cut",
- planting of additional trees and
- a list of approved uses based on the Merchants Mart II project.

The vote was called: 4 Members voted "Yes" and Ms. Sibley voted "No".

Ms. Brown directed Mr. Grant and Mr. Wessling to prepare alternative parking area layouts.

The final matter was a request from Edward S. Redstone to change the trustees of the Ferro-Redstone Fund. (See attached letter.) Unanimously, the members voted to recommend that the Fund be administered by Permanent Endowment fund.

Meeting adjourned at 7:35 P.M.

Summary prepared by David Wessling based on written notes rather the "taped" discussion.

