

THE MARTHA'S VINEYARD COMMISSION

P. O. BOX 1447, OAK BLUFFS, MASSACHUSETTS 02557 • PHONE (508) 693-3453 • FAX (508) 693-7894

1974 25 1999

Together we achieve the extraordinary

Land Use Planning Committee Summary of April 24, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Michael Donaroma, Richard Toole
Staff present: Jo-Ann Taylor, David Wessling, William Wilcox

Others present: See attached list

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

Herring Creek Farm Trust (DRI #500)

Mr. Donaroma and Ms. Bown discussed the procedural aspects of the application. Their concerns pertained to comments from the Edgartown Conservation Commission and the Edgartown Ponds Advisory Committee.

After more discussion, Mr. Donaroma suggested that the comment period be extended until May 1, 2000 so that town boards can review and comment on the Applicant's *Supplemental Environmental Impact Statement*. Ms. Brown and Mr. Toole concurred.

Mr. Wilcox, in response to Mr. Donaroma's questions, outlined several possible "performance-based" conditions of approval. Mr. Donaroma encouraged the staff to prepare a list of conditions which is to be presented at the May 8th LUPC meeting along with a "refresher" review of the project.

The Members and Staff briefly discussed the necessity of extending the 60 day review period. The Members agree to accept the Applicant's offer to extend the review process to June 2, 2000.

Ratner Pier (DRI #520)

Referencing aerial photographs, site plans and construction drawings, Mr Wessling outlined the location and scope of the pier project. He noted that the referral is based on an application to construct a pier on a barrier beach.

Glenn Provost, representing the Applicant described the pier in terms of its dimensions and proximity to mean high water. He also described the surrounding geologic features and access paths. A seasonal float will be attached to the pier and will be stored off-site.

The pier decking is designed to be removed in the Winter, he also said.

Mr. Toole asked Mr. Provost if the pier will be constructed in an area of eelgrass beds. Mr. Provost replied that there are no eelgrass beds near the proposed pier.

Ms. Brown and Mr. Provost discussed the location of boulders and the nature of the barrier beach.

Mr. Donaroma asked questions about supporting facilities to which Mr. Provost replied that electricity and water will not be supplied.

Mr. Toole asked about public access to the beach. Mr. Provost discussed a public access in the intertidal area and, alternatively, was seeking approval to use signage. Ms. Brown asked additional questions about "lateral access".

At the conclusion of the meeting, Ms. Brown directed Mr. Wessling to work with the Applicant in preparation for the public hearing. A public hearing will be scheduled once the DRI application is "complete".

An abutter, Mrs. Pease asked questions about the public comment period and comments from town boards. A representative of the Conservation Commission provided additional information as to the project's history. She stated the property had been the subject of a previous DRI referral.

Black Dog Bakery/Cafe (DRI # 522)

After reviewing the history of the project, Mr. Wessling described the proposal.

Mr. Donaroma, Mr. Toole and Ms. Brown discussed the need for additional information, such as parking layout, lighting and traffic safety.

Mr. Toole suggested that the present application is part of the Applicant's strategy "to buy more time".

The Members discussed potential regional impacts attributable to the proposal. All the Members present contended that the original use should have been referred. Had the bakery/cafe been referred, then a complete review of the project and its impacts would have taken place.

By the end of the meeting, the Members decided not to make a recommendation. Instead, the Members instructed Mr. Wessling to prepare a summary of the proposal which will be presented at the Commission's April 27th meeting.

Mr. Donaroma asked Mr. Wessling to solicit the opinions of Tisbury's Building Inspector and Planning Board.

Meeting adjourned at 6:35 P.M.

Summary prepared by David Wessling