

# THE MARTHA'S VINEYARD COMMISSION

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## Land Use Planning Committee Summary of May 15, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Michael Colaneri, Richard Toole  
Staff present: Andrew Grant, David Wessling

Others present: Leslie Fields, Brian McGroaty, Martin Tomassian, Steven Wehner,  
Everett Whorton

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

### **Vineyard Service Center (DRI #489)**

Ms. Brown summarized the Commission's review of the project to date.

Mr. Tomassian, representing the Applicant, commented on the Tisbury Planning Board's review of the project. He stated that the "15 space parking plan" had been approved by the Planning Board last February. He then stated that the subject "30 space parking plan" had also been approved by the Planning Board this month.

After comments by the Chairman as to the meeting's procedures, Mr. Colaneri read portions of the Planning Board's minutes from its February meeting. Mr. Wehner also commented on the meeting minutes as to the scale of the proposed use.

There was more discussion about the nature of the proposal vis-a-vis the Applicant's previous proposals.

Then, the "30 lot parking plan" was discussed: the method of calculating the number of parking spaces, the types of uses, etc. The Applicant stated that 29 spaces would be required by the Planning Board and that 30 spaces (as shown on the revised site plan) would be provided.

Mr. Colaneri discussed the current parking arrangement and arrangement shown on the revised plan. Ms. Brown explained to Mr. Colaneri how the proposed parking area would function.

Again, there was a discussion of the number of parking spaces. Mr. Colaneri and Ms.

Brown inquired about parking in other places on the lot (not shown on the revised parking plan). Her "point" was to suggest that additional parking areas could be located on the premises.

Ms. Brown then discussed the plan to store cars awaiting repair. Mr. Colaneri spoke about the site's "high visibility". He then referred to a letter by Tom Seeman that had been presented at an earlier public hearing. Mr. Tomassian objected, saying that the letter dealt with a tenant/landlord relationship. Mr. Colaneri and Ms. Brown spoke of the need (on the Applicant's part) to create an "orderly" business. Mr. Colaneri said that he was fearful of approving "an eyesore".

Mr. Colaneri made a motion to recommend approval of the project with conditions. The conditions are:

1. The parking plan (see 30 parking space plan dated May 9, 2000) shall be approved.
2. Parking spaces shall be delineated on the pavement.
3. There shall be 1 roadway entrance (on State Road) and 1 exit (on High Point Lane) and traffic shall flow in the direction shown on parking plan.
4. No vehicles, equipment or materials shall be stored in the landscaped areas (i.e., the front yard "park" and the side yard).
5. The "park" shall be landscaped as shown on the "landscape master plan" dated November 30, 1999.
6. The use and landscaping of the so-called "vacant building" shall be subject of the Commission's approval.
7. Hours of operation shall be from 8:00 A.M. to 6:00 P.M.
8. Exterior lighting shall not be permitted after 6:00 P.M. except for door lighting. Security lighting shall be controlled by motion sensors.
9. The Applicant offer to contribute \$2,000 to the affordable housing fund complies with the Commission's policy.
10. Monthly inspections and reports as to hazardous material storage shall occur. Inspections shall be made by an agent of the Commission.
11. A drainage plan shall be submitted to the Commission for its review and comment.
12. Change of the property's uses and landscaping shall require the Commission's approval.

All the Members present voted to approve the motion.

#### **MAC Trust Pier (DRI #521)**

Ms. Brown welcomed Mr. Whorton and Ms. Fields to the meeting and explained the nature of the project to Mr. Colaneri and Mr. Toole. She cited the Commission's checklist and referenced the site's location and barrier beach.

Mr. Colaneri criticized the Applicant's plan noting the plan's lack of information. He insisted on a list of abutters, a locus plan and construction plans.

Ms. Fields then submitted a barrier beach map and discussed the significance of the

barrier beach. She also mentioned the Oak Bluffs Conservation Commission proceedings and acquainted the Members with the site and its surroundings. [At this point in the discussion, the audio tape failed.]

The meeting continued with a discussion of the types of plans and documents that would be needed for the public hearing and other necessary submission documents. Mr. Whorton agreed to provide aerial photographs and other "visuals".

Mr. Colaneri suggested that that letters from the Shellfish Constable and the Harbormaster must also be submitted.

Then the matter of utilities (water and electricity) was discussed. Mr. Whorton said that the pier would not be illuminated.

Ms. Fields said, in reply to questions from Ms. Brown, that an access way would be provided so that public lateral access would be maintained.

Mr. Colaneri asked questions about the type of construction materials and changes in the beach's contours.

The meeting concluded with a discussion of the role of the Oak Bluffs Conservation Commission, its rules and regulations pertaining to piers, the need for a variance from Conservation Commission's regulations and testimony from the Conservation Commission at the public hearing.

Meeting adjourned at 6:58 P.M.

Summary prepared by David Wessling