

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of September 11, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Michael Donaroma, Tristan Israel, Richard Tool
Staff present: David Wessling

Others present: Rob Kagon, John Nugent, Ralph Packer

Meeting opened at 5:37 P.M. by Michael Donaroma

Colonial Inn (DRI #15M)

After a brief introduction, John Nugent, the Applicant's representative, began his presentation. Referencing a site plan, floor plans, building elevations, landscape/lighting plans and renderings, he outlined the project's scope.

The project consists of demolishing a 2 story annex at the Colonial Inn and replacing it with a 3 story addition. The new structure will have a basement/mechanical room, a ground floor restaurant and lobby, and 2 floors of guest rooms with related facilities. Presently, there are 36 rooms and 2 apartments on the upper floors of the Inn. After renovation, there will be 53 rooms and 1 apartment.

Mr. Nugent then described the structural and architectural deficiencies of the existing building.

In reply to questions from Mr. Donaroma and Ms. Brown, Mr. Nugent emphasized how the renovations will be consistent in style with the front portion of the Inn. The exterior of the building will be sided with white cedar shingles. He also described a 50 seat "mid-market" restaurant, a new elevator and its "penthouse, and "mechanical pits".

Mr. Nugent concluded his presentation by describing the lighting and landscaping plan, on-site drainage, and wastewater requirements.

The matter of traffic and parking was also discussed. Ms. Brown and Mr. Donaroma asked about compliance with the zoning bylaw requirements. Mr. Nugent stated that relief from the bylaw was one of the requests to the Edgartown's Zoning Board of Appeals and that the Inn leases a nearby parking area.

Mr. Donaroma and Ms. Brown commented on the public amenities in the courtyard area.

As to the number of additional employees, Mr. Nugent said that there would 1 additional employee at the Inn and 5-6 restaurant employees. His response led to questions as to employee housing - provided on-site - and the Applicant's affordable housing offer. Mr. Nugent described a tentative agreement between the Applicant and a group such as Habitat for Humanity. If acceptable to the Commission, the Applicant would assist with the construction of housing rather than to contribute a fixed amount of money.

At the end of the discussion, Mr. Donaroma asked that letters from Edgartown's Historical Commission and the Wastewater Committee be made part of the application. Mr. Donaroma directed the Applicant to continue working with the Commission's Staff in order to complete the application and to schedule a public hearing.

In his closing remarks, Mr. Toole asked for an alternative transportation program and agreed with Ms. Brown about the need to maintain existing public amenities such as the courtyard and public restrooms.

West Pier, Vineyard Haven (DRI #525)

Ralph Packer, owner of the pier, updated the Members as to the status of the project. He said that the project is under review by the Tisbury Planning Board. Mr. Israel, then, briefed the Committee with respect to the project's legal history.

Given the pending discussions between Mr. Packer and Town of Tisbury officials, Ms. Brown suggested that the project review be continued to October 16, 2000. Mr. Packer agreed to the continuation.

Tisbury Wharf, Vineyard Haven (DRI #526)

Ralph Packer, owner of the pier, updated the Members as to the status of the project. Like the West Pier application, he said that the project is under review by the Tisbury Planning Board. He then presented a synopsis of the project.

Mr. Israel commented on the impacts of the M/V Shciamonchi's use of the pier - traffic and parking, bus staging and pedestrian activity. Mr. Packer understood the need to organize ferry related activities and accepted the need for the Commission's review of the land-side activities.

As with the West Pier, the use of Tisbury Wharf will be reviewed by the Tisbury Planning Board. Given the pending discussions between Mr. Packer and Town of Tisbury officials, Ms. Brown again suggested that the LUPC review be continued to October 16, 2000. Mr. Packer agreed to the continuation.

Meeting adjourned at 6:28 P.M.
Summary prepared by David Wessling