

THE MARTHA'S VINEYARD COMMISSION

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1974-25-1999

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Land Use Planning Committee Summary of October 13, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Michael Donaroma, Megan Ottens-Sargent,
Richard Toole

Staff present: David Wessling, William Wilcox

Others present: Richard Barbini, Tom Ford, Thomas Fitzpatrick

Meeting opened at 5:31 P.M. by Christina Brown

Cottage City Distributors (DRI #515)

The discussion began with a review of the Applicant's list of retail goods to be sold at the premises by R.D. Crane. (See file for list.)

Ms. Brown stated her preference for the sales of "high-end" appliances. She did not approve of the Applicant's proposal (stated orally at the public hearing) to sell the type of mid-range products offered by Mid Cape Home Centers. She cited Edgartown's Zoning Bylaws in order to support her theory.

Other Members debated the meaning of "high-end" and argued about protecting "mom and pop" retailers. Mr. Donaroma concurred with Ms. Brown's views.

Mr. Toole, using the Wampanoag Tribe's failed "Sears store" as an example, favored "small retail stores" and also spoke of the need to protect small businesses against predatory pricing.

Mr. Donaroma added that only those types of retailers which do not compete against businesses in downtown Edgartown or fit in downtown Edgartown belong in the Business Park. He concluded by saying that the Commission has the option of "downsizing" DRI proposals.

Ms. Ottens Sargent entered the meeting. Ms. Brown summarized the proceedings.

Ms. Brown suggested that the proposal should be approved only if "smaller appliances" will not be sold on the premises.

Ms. Ottens questioned the delivery schedule and amount of storage. She stated her desire to protect "mom and pop" businesses.

Thomas Fitzpatrick, the Applicant, explained the timing of deliveries and the allocation of storage space in the building.

Mr. Donaroma moved that LUPC recommend approval of the project as conditioned above. Ms. Ottens-Sargent seconded the motion which was unanimously affirmed by the Members.

Ford Self-storage (DRI #530)

Thomas Ford, the Applicant, presented his proposal for a 2 storey self-storage warehouse. Referencing site plans, building elevations and photographs of similar structures, he spoke of the need for the building, storage unit sizes, site improvements, and traffic flows.

Richard Barbini, Mr. Ford's consulting engineer, also spoke about the drainage plan, construction methods and landscaping.

In his summary, Mr. Ford reported on his negotiations with the Airport Commission.

Ms. Brown then asked questions about the height of the proposed building and its consistency with the Edgartown Zoning Bylaws. Mr. Barbini showed her the building permit application which confirmed the building's height as 18'.

Addressing Mr. Ford, Mr. Toole said that questions about building color and exterior materials, lighting, hours of operation were likely to be asked at the public hearing.

Ms. Brown then asked about the Applicant's affordable housing offer. She suggested various alternatives as to housing funds and contributions. Mr. Ford said he expected to be held to the same standard as other applicants. After further give-and-take, Mr. Ford offered to contribute \$7,500 to the Island employers housing fund in 3 annual payments of \$2,500.

Before concluding, the Members agreed that the public hearing should be scheduled in January 2001, at the earliest.

Herring Creek Trust Subdivision (DRI #500)

The Members briefly reviewed memos from John Best and Charles Clifford. (Memos are appended.) Also, the Members briefly discussed their preparation for the November 16th meeting and possible vote.

Meeting adjourned at 6:17 P.M.

Summary prepared by David Wessling

Note: Audio tape of meeting was not made.