

THE MARTHA'S VINEYARD COMMISSION

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

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Land Use Planning Committee Summary of January 22, 2000 Meeting Old Stone Building

Members present: Christina Brown, Michael Donaroma, Linda Sibley, Richard Toole
Staff Present: David Wessling
Others Present: See attached list

Meeting opened at 5:32 by Richard Toole

Carrolls Realty Trust (DRI # 532)

Mr. Toole outlined the LUPC process before inviting the Applicant to present the revised proposal.

James Weisman, an architect representing the Applicant, "walked" the Members through the site. Referencing a site plan and buiding elevations, Mr. Weisman explained how the site had been improved since the last LUPC meeting and proposed changes. (See notes on site plan, dated December 4, 2000.)

He also reference a drainage plan and a landscaping plan during his presentation. (See file for complete set of plans.)

Members then asked questions of building materials, fence height, retention of existing curb cuts on Carroll's Way, and the westerly view of the storage buiding from the Edgartown/Vineyard Haven Road.

Mr. Weisman's description of the "non-conforming" uses caused the Members to discuss the project's referral from the Tisbury Zoning Board of Appeal (ZBA). As a result, the Member's directed the Staff to write a letter to the ZBA which will suggest an alternate referral item ("Checklist" item 3.302c rather than 3.102b.)

During the discussion of the referral, Ms. Brown suggested that an LUPC member should explain the matter to the the ZBA. Ms. Sibley volunteered. Mr. Donaroma asked Mr. Wessling to discuss the matter with the Executive Director.

Returning to the project's details:

Mr. Toole requested a list of intended uses of the property,

Mr. Donaroma requested a numerical tally of the area devoted to each of the proposed uses, questioned the aesthetics of the proposed façade of the main storage building and reminded the Applicant of the the Commission's affordable housing policy.

Ms. Brown encouraged the Applicant to close the Carroll's Way curb cuts.

Before ending the session, the Committee agreed that the project was ready for a public hearing.

Braga Realty/Granite (DR #170)

Peter Vincent, the Applicant's attorney, began by summarizing the status of the project.

Doug Hoehn, the project planner, then described the site plan and parking layout. He said that the basement expansion required additional parking spaces. Since the number of spaces needed exceeded the lot's capacity, relief from Town of Edgartown boards will be sought.

He also referred to an analysis of transactions which indicated that the the store's customers had not significantly increased during the operation of the basement store but that volume sold had increased.

Ms. Sibley debated the parking issue with the Applicant and his representatives. Mr Braga also informed the Member of the his off-site warehouse and change in delivery schedules/activity.

Ms. Brown brought up the Town's wastewater flow requirement. Mr. Hoehn summarized the issue and described a solution proposed by the Board of Health's agent – the use of an advanced treatment method to offset the increased statutory flow and a 5 year monitoring program (unless the town sewer system is expanded sooner).

Mr. Braga that there are only 2 bathrooms in the store and that they are not public restrooms. He added that the septic tanks had been pumped but once to verify that the septic system is in proper working condition.

In reply to Mr. Toole's comment about an affordable housing fund contribution, Mr. Braga said that he would contribute an amount of money as per the Commission's guidelines. Mr. Vincent also noted that Mr. Braga provides housing for his employees.

Mr. Brown encouraged Mr. Braga to consider alternative/creative affordable housing offers.

At the end of the meeting, Ms. Sibley stated that she was concerned about the "precedent" nature of the proposal. As he saw it, other businesses may also wish to expand by using basement areas.

Mr. Toole, with the concurrence of the Members, directed the Staff to schedule a public hearing.

Other Business

Charles Noonan presented an information update as to the Refuse District's construction project.

Members discussed the landscaping condition of approval. Mr Donaroma suggested how the building could be screened with cypress, cedar, and spruce tree of various sizes planted in clusters. He volunteered to "flag" planting areas.

Ms. Sibley generally agreed with Mr. Donaroma's suggestions. However, she was concerned that planting equipment may damage existing vegetation.

Mr. Noonan and the Members also discussed a site visit that will be rescheduled.

Ms. Brown asked Mr, Noonan about the composting proposal and its status.

At the end of the meeting, Mr. Noon requested a partial certificate of compliance. Mr. Toole suggested that Mr. Noonan should take the matter up with the Executive Director.

Before adjourning, the Members discussed how the LUPC membership might be changed in order to increase participation.

Meeting adjourned at 7:15 P.M.

Summary prepared by David Wessling from written notes