

**Land Use Planning Committee
Summary of July 9, 2001 Meeting
Olde Stone Building**

Commissioners Present:

Richard Toole, John Best, T. Israel, C. Brown, M. Otten-Sargent, M. Cini

Staff Present:

Jennifer Rand

Others Present:

See attached

Meeting opened at 5:30 PM by Richard Toole

Tisbury Service Center

The LUPC held a post-public hearing review of the Service Center project. The member went around the table and discussed the benefits and detriments of the project. Their concerns included intensity of use, traffic generated, poor location, impact on existing business, the impact on High Point Lane, the conflict between the children visiting the Clay House and the gasoline traffic. The Commissioners were also skeptical about the plan presented to maintain a lower price of fuel. The benefits were seen as pulling traffic out of Five Corners and possible competition to a limited market.

After a further discussion of these issues, the Commissioners voted (3 yes, 2 no, 1 abstain) to recommend denial of the project

Beach Road Realty Trust

The LUPC held an informal discussion with the applicants for this project in order to provide guidance regarding the potential design of the project. Bruce MacNelly, Architect for the project, showed the Commissioners a model of the building redesigned to address some of the concerns raised at the prior public hearings. The major change in the building was a breaking down of the mass. There is now a one-story piece, a 1 ½-story piece and a two-story piece. The building has been pulled back further from the street to allow for some public green space. After presenting the conceptual redesign conversation centered on the issues of landscaping, access and parking. A suggestion was made that perhaps the LUPC should hold a discussion with the Town relative to their goals for the Harbor Overlay District. (*This meeting has been postponed until a later date*). The LUPC asked that when the group moved forward with the design of the project they create a computer image of the project depicting how the building will fit in with the others on the street. There will be at least one more informal meeting with the LUPC prior to officially moving into the public hearing.

Carroll's

The LUPC discussed further the issue of Carroll's and what they would recommend to the full committee regarding approval or not of the project. They determined that they wished to approve the request to cleanup and screen the property, but they did not want to give a blanket approval to all special permits that would be applied for in the town. If the project would have required a Committee review at the MVC they wanted it to be sent back. A request was made to amend the written decision.

Meeting adjourned at 7:00 PM. (meeting was recorded)