

**Land Use Planning Committee
Summary of February 26, 2002 Meeting
Olde Stone Building**

Members Present: R. Toole, C. Brown, K. Rusczyk, L. Sibley, A. Woodruff, R. Wey
Staff Present: Jennifer Rand
Others Present: Dick Barbini, Brian McGroarty

Meeting opened at 5:35 PM by Richard Toole & adjourned at 6:30

MV Ice Arena

Mr. Barbini explained the project to the LUPC. The plan is to expand the current arena by 4,400 square feet to allow room for lockers and showers. There will be no change in exterior lighting, no change in parking. The project is depends upon a town meeting vote to allow a land swap between the Arena and the Oak Bluffs Resident Homesite Committee.

K. Rusczyk said he didn't anticipate any problem with the town meeting vote. Staff read the letter from the Homesite Committee to the LUPC. Staff also told the LUPC that the applicant has requested a waiver of review fees, as the arena is an Island non-profit. Staff indicates that the time to review this project was likely to be minimal and the request was reasonable.

C. Brown asked what landscaping if any would be added. The applicant indicated that the addition would be screened from the road with the cooling structures already in place. The Homesite Committee had asked that the applicant add trees if necessary to screen the addition from their property which the applicant indicated they were willing to do.

K. Rusczyk asked what type of septic system is planned. Barbini indicated they had not decided yet but it would likely either be the FAST or the Amphodrome (sp?) system.

The issue of parking was raised. Mr. McGroarty said that parking was rarely an issue. The Arena leases space from the High School and they may be turning some of that lease back as they don't need the space and the HS does. When asked why the parking was only on the side the applicant indicated they did not wish to limit future expansion capability in the back of the building. He added that the back of the building was used for parking during big games and ice shows. Long-range plans for the arena possibly include a "studio rink" which would be smaller than the current ice surface that could be rented for parties and such for significantly less than the whole ice surface.

At the close of the discussion the LUPC voted to recommend to the full Commission a waiver of the fees. Staff suggested that the hearing be completed in one night due to the apparent lack of controversy about the project. LUPC felt this was a good idea.

Other Business

C. Brown requested time to discuss some idea she had been thinking about the role of the LUPC. Specifically she thinks the LUPC needs to do some proactive planning to put project decisions in context. Regarding the upcoming 40B she said that the Commissioners should look at the DHCD website for 40B information as well as read the report "Preserving Community" to work to identify what the goals of the Commission should be when reviewing the regional impact of a 40B project. She also said that the MVC should consider what the relationship is between the Commission and the town. Another idea she was thinking about was to work with communities that have business plans to see how they are working, what changes could be made, and then perhaps work toward developing a "development agreement" between the MVC and the town for projects that meet some identified criteria in the business zone to allow the towns to permit them without going through a needless MVC hearing process. Finally, she said that she would like to spend time learning about the MEPA process and its relevance to our project review. She thought it would be important to have MEPA review completed on some projects prior to our review to help guide us on some issues that where we may not have the expertise currently.

Staff asked for permission to write a letter to the Tisbury Building Inspector to allow him to permit the demolition of the Inn without a hearing process. L. Sibley was concerned about setting a precedent for demolition without review. Staff felt that where this was a clear issue of health and safety therefore the concern for precedent could be set aside in this instance. After some discussion the staff was told to write the letter being sure to emphasize the safety issue.