

**Land Use Planning Committee
Summary of April 08, 2002 Meeting
Olde Stone Building**

Members Present: R. Toole, C. Brown, C. Brown, M. Donaroma
Staff Present: Jennifer Rand,
Others Present: See Attached

Meeting opened at 5:35 PM by Richard Toole & adjourned at 6:40

Dukes County Savings Bank

The Bank is requesting a modification to one of their conditions, which only allows the ATM at the Oak Bluffs location to remain open until 5:00. They would like to keep it open 24 hours for the convenience of their customers. They stated they have begun to lose customers because all the other banks in Oak Bluffs have no such restrictions on their ATM's. The applicant stated the lighting would not change in any way. A Commissioner asked if their had been any complaints about the bank since it had opened. The applicant stated the only complaint they had ever heard was that the ATM closes at 5:00 pm. A member of the Planning Board in Oak Bluffs stated his Board's support for this request. The LUPC voted unanimously to recommend non-concurrence of this referral. The applicant was advised that it would be helpful if they spoke to any neighbors that had been concerned during the prior hearing to let them know what was going on, and perhaps enlist their support.

Vineyard Assembly of God

Duane Voight spoke representing the Vineyard Assembly of God walking through the proposed parking, lighting and landscaping plan. The plan as presented provided Leland Cyprus as screening between the property and the rear neighbor. Additionally, flowering shrubs are proposed to be planted along the driveway. Along both the bluestone driveway and the grassed overflow driveway will be 2'-3' tall lights, downcast, to be operated both manually and on a timer. The lights will be placed 30'-40' apart. There will be landscape ties acting as curbing in front of the lights to protect them from impact.

After the applicant's presentation the LUPC asked if any of the neighbors present wished to comment on the proposal. B. Babcock gave some detail of the original concerns and said she was comfortable with what was being proposed. K. Henshaw said she had no concerns about what was proposed but felt there was an inherent problem with the process that had no real oversight once it left the Commission.

Commissioners unanimously voted to accept the plan with some amendments:

Note #1 has been amended to read; "Tree screening on the Southeast side of the property will be two staggered rows of not less than 9 Leland Cyprus, 8'-10' high, planted no further than 10' apart".

Note #5 has been amended to read; "Lighting will be down casting, low intensity flare type – 2 feet to 3 feet high and will be both manual and timer operated. Lighting shall be installed in such a fashion as to allow the lighting on edges of the grassed parking to operate separately from the lighting on the edges of the bluestone parking area. The lighting on the edges of the grassed parking area shall not be turned on unless that parking area is in use".

All work is to be completed on or before June 15, 2002 with the exception of the lighting installation, which shall be completed as soon as feasible.