

**Land Use Planning Committee  
Summary of June 3, 2002 Meeting  
Olde Stone Building**

Members Present: R. Toole, A. Woodruff, B. Zeltzer, L. Sibley, M. Donaroma, C. Brown, T. Isreal, J. Best, M. Otten-Sargent  
Staff Present: Jennifer Rand, D. Wessling  
Others Present: Sean Connelly, Bill White

Meeting opened at 5:30 PM by Richard Toole & adjourned at 6:55

**Black Dog Modification**

The LUPC conducted a site visit at the State Road Black Dog to discuss with the applicant his request to eliminate the landscaping requirements offered and conditioned during the Railroad Car hearing in November 2000. Mr. Douglas stated that he did not support the landscaping plan presented by his employee during the public hearing and would like to leave things almost as they are.

Back at the Stone Building the Committee looked at the list of changes requested and the original landscape plan. L. Sibley asked if it was possible to determine the request was not substantial yet make changes to the request. Staff replied that was unlikely but she would find out. J. Best pointed out that the changes the applicant was requesting were things they had offered, not something the Commission had made them do with a couple exceptions. B. Zeltzer pointed out the applicant has done nothing they said they would do, and now they want to be let off the hook for everything they don't feel like doing. L. Sibley made a motion to recommend to the full Board that the requested modification was significant. B. Zeltzer seconded. The vote was unanimous.

**Tisbury Service Center**

Sean Connolly presented his project to the MVC. He described how they had listened to the denial of their first proposal and adapted this gas station in response. He said that they had picked a site that had no other conflicting uses, off State Road. He said the sight had a significant slope in the back, and that the lot was mostly wooded. He showed commissioners the topographic map of the site with the project proposal laid over it. He said the bathrooms they proposed would be on the corner of the lot near the park-and-ride and were intended for the public. J. Best asked if the topographic map showed landscape changes or existing topography. Mr. Connolly said they would submit a grading plan. J. Best asked of the topography changed by 40' on-site. Mr. Connolly said that was why the back of the site wasn't being used for anything. L. Sibley asked how they planned to get people to the site. Mr. White said there would not be any signs on State Road but there would be a sign on High Point Lane. T. Isreal asked the applicant about an easement across the back of the property that the Town was interested in as a possible route for a bypass road along the State Road Corridor. T. Isreal also asked the applicant to consider the sewer treatment plant in their traffic report. C. Brown asked the applicant to include off-site drainage impacts, retaining wall etc. L. Sibley asked about the landscaping. Mr. Connolly said they planned the canopy design to be an old-fashioned design. T. Isreal asked if diesel fuel would be sold. Mr. Connolly said they would sell diesel, but they would not expect to service big rigs, rather local dump trucks and the like. He mentioned an economic incentive that he would discuss at the public hearing. T. Isreal said he would like to know the fuel delivery schedule. Mr. Connolly said they couldn't nail it down without permits, but they would like to plan deliveries for early morning. Staff will schedule a site visit after the first public hearing.