IN ATTENDANCE

Commissioners: James Athearn (Elected - Edgartown), John Best (Elected - Tisbury), John Breckenridge (Appointed - Oak Bluffs), Christina Brown (Elected - Edgartown), Linda DeWitt (Appointed - Edgartown), Jane A. Greene (Appointed - Chilmark), Ned Orleans (Appointed - Tisbury), Megan Ottens-Sargent (Elected - Aquinnah), Robert Schwartz (Appointed - West Tisbury), Doug Sederholm (Elected - Chilmark), Linda Sibley (Elected - West Tisbury), Paul Strauss (County Comm. Rep.), Richard Toole (Elected - Oak Bluffs), Andrew Woodruff (Elected - West Tisbury)

Staff: Jo-Ann Taylor (DRI Coordinator), Mark London (Executive Director), Bill Veno (Senior Planner)

1. COPELAND PLAN – DCPC BOUNDARY AMENDMENT – PUBLIC HEARING


For the proponent: John Bradford, chair, Edgartown Planning Board

Paul Strauss opened the meeting by reading the public hearing notice on the proposal to amend the boundaries of the Copeland Plan DCPC to include land in the town of Oak Bluffs: Copeland Plan Part V, Area F, North Bluffs is to be within the boundaries of the intersection of Oak Bluffs Avenue and Seaview Extension, northwesterly along the centerline of Seaview Extension to intersection with Circuit Avenue Extension and then southerly along the centerline of Circuit Avenue Extension to the intersection with Oak Bluffs Avenue and then southerly along Oak Bluffs Avenue to its point of origin. He explained that maps are on file and that written testimony may be submitted to the Commission prior to or during the hearing.
Jo-Ann Taylor explained the procedure.
- The process of approving the expansion is the same as the original nomination.
- The DCPC criteria for boundary designation include the qualifications that the critical area or critical resource is in need of protection, it is the logical planning area which should be considered when adopting a coordinated system of regulations to protect the critical resource or critical area, and the dimensions or landmarks that form the boundaries of the area are convenient and easily recognizable.
- The proposal will be voted on by Oak Bluffs at the annual town meeting on April 13th.

John Bradford explained the nomination.
- He presented a map of the Copeland District as it exists. Since its inception, areas around Sunset Lake and Washington Park have been added.
- The current proposal is to add the area around the North Bluff, bounded by Seaview Avenue, Circuit Avenue Extension and Oak Bluffs Avenue.
- The original layout included the North Bluff, but, for political reasons, it wasn't included.
- The North Bluff includes architecture that is significant and represents the 1920s.
- The Copeland Plan requires review of exterior architectural changes. Minor changes go through the building inspector but major changes go in front of the Architectural Review Board and are binding.
- In response to a question about the new design of the old town hall, John Bradford explained that town properties and parks aren't subject to the Copeland Plan but the new plans will be reviewed by the Cottage City Historic District Commission and the restrictions are much more stringent.
- He explained that Robert Copeland was a planner and created one of the first planned communities. [John Best noted that the Dukes County Intelligencer had an article on the history of the Copeland District.] John Bradford explained that there is variety in the architecture in the North Bluffs area; the review board has some flexibility but supports appropriate renovation and appearance. The architecture should be in keeping with the original style.
- The regulations are very similar to R-1 zoning, but the setback is closer than 20 feet.
- The harbor wasn't part of the original Copeland Plan; it is part of the Harbor DCPC and the two districts don't overlap.

Marcia Cini said she is highly supportive of including the North Bluff in the Copeland District.

Paul Strauss closed the hearing.
2. COPELAND PLAN – DCPC BOUNDARY AMENDMENT - DELIBERATIONS AND DECISIONS


Jim Athearn reiterated that the Copeland proposal is a boundary amendment and the Commission's action is to determine whether the amendment meets the criteria for a boundary designation for a DCPC.

Linda Sibley said she believed that the amendment meets the criteria for boundary designation. The buildings in the area are very distinctive and, despite the fact that some commercial property exists within the area, the long-term goals of the Copeland Plan District apply to this area as well.

Jane Greene moved and it was duly seconded that the Commission expand the boundaries for the Copeland District to include the area known as “F”. A roll call vote was taken. In favor: J. Athearn, J. Best, J. Breckenridge, C. Brown, L. DeWitt, J. Greene, N. Orleans, M. Ottens-Sargent, R. Schwartz, D. Sederholm, L. Sibley, P. Strauss, R. Toole, A. Woodruff. Opposed: None. Abstentions: None. The motion carried.

Jo-Ann Taylor explained that the boundary designation must be approved by a 2/3 vote at Oak Bluffs Town Meeting for area ‘F’ to become part of the Copeland Plan District. The building moratorium, which has been in place since the Commission’s vote to consider the nomination, would end after the vote at Town Meeting.

Megan Ottens-Sargent asked whether the Planning Board had held a public hearing. John Bradford confirmed that it had held a public hearing and voted to recommend the boundary designation at Town Meeting.

4. ISLAND ELDERLY HOUSING
DRI No. 553 – Woodside Village IV; DRI No. 554A – Woodside Village V – REQUESTS FOR EXTENSION OF SUBSTANTIAL CONSTRUCTION DEADLINE
DRI No. 553 – Woodside Village IV; DRI No. 554A – Woodside Village V; DRI No. 564 – Hillside Village III; DRI No. 568 – Woodside Village VI; DRI No. 569 – Aidylberg II – REQUESTS FOR MODIFICATION- CONCURRENCE/NON-CONCURRENCE
Marcia Cini explained that a deadline of two years is in place for the commencement of Commission approved projects. For DRI No. 553 – Woodside Village IV and DRI No. 554A – Woodside Village V, she became concerned that construction will not commence before the September two-year deadline because of rising construction costs and difficulty finding a contractor. She requested an extension of the two-year deadline.

In addition, Marcia Cini explained concerns with some aspects of the decision with respect to DRI No. 553 – Woodside Village IV, DRI No. 554A – Woodside Village V, DRI No. 564 - Hillside Village III, DRI No. 568 – Woodside Village VI, and DRI No. 569 – Aidylberg II.

- The architect and consultant have found a contractor who is willing to build the projects, but it is at a sacrifice to some of the listed features considered in the approval by the Commission.
- One feature to be sacrificed to bring the projects under budget is the air-conditioning of common spaces. The electrical outlets and wiring would be put in place for units that could be added later.
- Infrared motion sensors at the faucets in accessible kitchens and bathroom units would be sacrificed, as would automatic door openers.
- Island Elderly Housing is very interested in going forward with the contractor it has found.
- She asked that the Commission modify their previous decisions on the above projects to the extent necessary to reflect leaving out those particular features. She also asked that the Commission view the modifications as minor in nature and not requiring a public hearing.
- In response to a question from Megan Ottens-Sargent about what is meant by ‘the electrical system could be set up’, she read from the architect’s notes: “No air conditioning of common spaces will be installed as part of the contract (A/C receptacles and ceiling fans will be installed in all common spaces and units for owners).” Receptacles would have electrical sockets where you could plug in units were Island Elderly Housing able to find the funding for them.
- In response to a question from John Breckenridge about the dollar value for the exclusions to the contract, she said that she was not sure of the exact dollar value. They work with a fixed number that HUD is willing to fund for the project.

Jane Greene moved to extend the deadline for DRI No. 553 – Woodside Village IV and DRI No. 554A – Woodside Village to September 2006. A voice vote was taken. In favor: 14. Opposed: 0. Abstentions: 0. The motion carried.
Jane Greene asked whether it was imperative that the Board votes on the modifications at that particular meeting. She explained that she would be at a meeting with the Michael Liu, Assistant Secretary for Public and Indian Housing for HUD and may be able to speak with him about getting additional funds for the sacrificed features.

Christina Brown suggested that the Commission could take the request for modifications under advisement until Jane Greene has the opportunity to advise the Commission of Assistant Secretary Liu’s response.

Linda Sibley asked Marcia Cini to re-read her quote from the architect’s notes. If no more money were forthcoming from HUD, perhaps a fund-raising effort could be launched for the purpose of purchasing the air-conditioning units. A/C units could be added at any time. Fund-raising for motion sensor faucets and automatic door openers would have to be done prior to construction. Linda Sibley suggested that the Commission postpone making a decision and see whether Jane Greene can bring back further information.

Bob Schwartz asked for clarification on the kind of air conditioning. Marcia Cini clarified that they would be wall units for the common areas with a condenser pad installed outside.

Paul Strauss asked whether ceiling fans were being installed instead of air conditioners. If it were possible to do both ceiling fans and air conditioners, economically, long-term that would make the most sense.

Jane Greene moved and it was duly seconded that the modifications to the above-listed, previously approved projects are not substantial changes and that if Island Elderly Housing were not able to respect the three conditions as part of the projects, a public hearing would not be necessary. A voice vote was taken. In favor: 14. Opposed: 0. Abstentions: 0. The motion carried.

Christina Brown moved and it was duly seconded that the Commission take the issue of the modification of the above-listed projects under advisement until the Commission is able to receive further information. A voice vote was taken. In favor: 14. Opposed: 0. Abstentions: 0. The motion carried.

Jane Greene stated for the record that she feels that Island Elderly Housing provides an enormous service to the Martha’s Vineyard community and she hopes that, if HUD does not provide the additional funds, the community steps up to the plate and makes sure that the funds are made available.

4. UPCOMING LUPC MEETINGS & SITE VISITS

- Monday, April 5 @ 5:30 p.m.: LUPC Meeting - The Preserve at the Woodlands: Pre-public hearing review.
• Wednesday, April 7 @ 8:00 a.m. and 9:00 a.m.: Site Visit - The Preserve at the Woodlands at the Campground Entrance.
• Wednesday, April 14 @ 8:00 a.m. and 5:00 p.m.: Site Visit – DRI No. 477 Pennywise Lane Affordable Housing; Meet at the gate off of Metcalf Drive at the golf course.
• Richard Toole requested that the Commission see the County Road entrance of The Preserve at the Woodlands.

The Commission discussed the location for the meeting on April 8th, which will include the public hearing on The Preserve at the Woodlands. Staff will investigate the availability of the Oak Bluffs School community room.

In regard to the Pennywise Lane site visit, Megan Ottens-Sargent made a request for consistency in site visit times and would prefer 8:00 a.m. and 9:00 a.m. Linda Sibley said that there was a vote to move, after Daylight Savings Time, one of the site visit times to 4:00 p.m. The Commission discussed moving the time to 5:00 p.m. Staff will check on the possibility of moving the second visit at Pennywise Lane to 5:00 p.m. The entrance will be marked.

5. OTHER BUSINESS

The Commission discussed a copy of letter sent to the Town of Oak Bluffs from an Oak Bluffs resident who was concerned about paving in the Coastal District. The Commission received a copy of the Town’s response stating that the area in question is not in the Coastal District.

Mark London talked about the dates for upcoming meetings, which will be April 29th, May 13th, and May 20th. Jo-Ann Taylor said a public hearing on 4 Causeway Road is scheduled for May 13th and a public hearing on Pennywise Lane Affordable Housing is scheduled for May 20th at the Whaling Church.

4. ISLAND ROADS DISTRICT – DELIBERATIONS AND DECISION

Commissioners present: J. Best, C. Brown, J. Greene, N. Orleans, M. Ottens-Sargent, R. Schwartz, D. Sederholm, P. Strauss, R. Toole, A. Woodruff

James Athearn stated that he owns property on Meshaket Road and, although Morning Glory Farm is covered by an agricultural restriction and not subject to the Island Roads District restrictions, he is abstaining from discussion and vote.

Christina Brown stated for the record that she is staff to the Edgartown Planning Board. She has checked with the Ethics Board and is not in conflict when she is present during an issue presented by the Edgartown Planning Board.
Jane Greene stated for the record that that her son's fiancée owns property that abuts Meshaket Road. The Commission agreed that a conflict does not exist.

Linda Sibley withdrew from discussion because she was not at the earlier hearing on the Island Roads District. She made the general comment that if certain sections of the proposed amendment are controversial and don’t fit, the Commission could amend the proposal so there is more likelihood of it passing at Edgartown Town Meeting.

Linda DeWitt withdrew from discussion because she was not at the earlier hearing on the Island Roads District.

John Breckenridge withdrew from discussion because he was not a member of the Commission but a member of the public during the public hearing.

Doug Sederholm clarified that the deliberations and decision should be in two parts: one is on the boundary amendments; two is on the regulations.

Jane Greene asked Christina Brown whether the Edgartown Planning Board discussed any of the suggestions the Commission had made after the public hearing. The Board discussed the suggestions in general terms but made no changes. They discussed their respect for the Commission process and their understanding that the Commission will look at the two parts of the proposal from the point of view of the districts' designations as DCPCs.

Christina Brown explained that first proposal is to expand the boundaries of the Island Roads District by adding roads in Edgartown. The Commission looked at a map of the district, which was adopted by the Commission island-wide in 1975.

Mark London pointed out the proposed modifications to the designation on a map and discussed the proposal.

- He noted that the 1975 designations stopped when they neared town centers.
- The district is aimed at preserving the rural character of roads.
- The proposed boundary changes are:
  - Meetinghouse Way from Edgartown-West Tisbury Road to Slough Cove Road
  - Slough Cove Road from Herring Creek Road to Meetinghouse Way
  - Litchfield Road from Chappaquiddick Road to School House Road
  - Clevelandtown Road from Katama Road to Road to The Plains
  - Meshacket Road from Edgartown-West Tisbury Road to Road to The Plains
  - Planting Field Way from Pease's Point Way to its termination as a public road
- An issue that was raised at the public meeting and discussed by Commissioners was whether portions of some of the roads have a village character rather than a rural character and would not be appropriate for inclusion in the Island Roads District. The two roads that were discussed as having a village character are Clevelandtown Road and Planting Field Way. Clevelandtown is rural in most of its length but the eastern end is more settled. On Planting Field Way the village character shifts to rural at Silva Road.
Jane Greene asked what the zoning lot requirements on these two roads are. Christina Brown explained that on Clevelandtown-Meshaket the zoning is half-acre zoning. Litchfield Road is three acres. Planting Field Way is half-acre until it changes to an acre-and-a-half because the land changes to wetlands and the town put the north end into larger lots.

Doug Sederholm asked for clarification on zoning on Vineyard Haven-Edgartown Road. Christina Brown explained that all of the zoning is half-acre and the road was added to the district in 1975.

Jane Greene stated that the half-acre lots on the south side of town are often irregularly shaped. Placing setback requirements on those lots could present hardship for owners.

Christina Brown explained that at this time there are two regulations in Edgartown that govern the Island Roads District. At this time, only those two regulations would be applicable to any additions made to the district: 1) new curb cuts must be 1,000 feet apart; 2) buildings are limited to 26 feet in height for a pitched roof and 18 feet for a flat roof.

Doug Sederholm asked whether the proposal would be less controversial to the voters at Edgartown Town Meeting if the Commission approved Clevelandtown Road from Mill Hill west to Road to the Plains and Planting Field Way from Silva Street to its termination as a public road.

Richard Toole suggested that the Commission leave the proposal alone and let the modifications be made at Town Meeting.

Megan Ottens-Sargent asked if there is variance relief. Christina Brown clarified that special permits can be issued. The regulations also state that properties recorded prior to December 22, 1975, have a right to a curb cut. Megan Ottens-Sargent asked whether it would be possible for the Planning Board to propose the expanded district and then amend the proposal based on the Commission’s discussion of rural character versus village character. Christina Brown said that the Planning Board could do that.

Paul Strauss asked whether the Commission could agree that the suggested boundaries conform and also provide the planning board with the maps so that they have a visual display and a narrative.

Jane Greene stated that if the Commission is questioning the boundaries then a written statement should be provided to the Planning Board. She believes that the proposal does not totally conform to the rural character designation.

Doug Sederholm moved and it was duly seconded that the Commission approve the proposed boundary amendment to the Island Roads District proposed by the Edgartown Planning Board with the exception of changing the definition of Clevelandtown Road to Clevelandtown Road from Mill Hill to the Road to the Plains.

Megan Ottens-Sargent pointed out that in 1975 when the Island Roads District was designated, four different types of roads were distinguished:
major roads, special ways, state roads, and hazardous zones. Major roads had to be intermodal roads, but roads like Tabor House Road and Meetinghouse Road in Chilmark were also included. In regards to Planting Field Way, perhaps Edgartown could protect the trees with a tree by-law.  
  
- **Jo-Ann Taylor** explained that the Commission designates the boundary so if Town Meeting approves anything different from the Commission's vote, the new boundaries would have to be re-voted by the Commission.  
- **Paul Strauss** stated that he feels uncomfortable coming to the conclusion that the Edgartown Planning Board was half right and that they didn't give due consideration to the elements that the Commission is discussing. He would rather approve the amendment as proposed and include a statement from the Commission regarding its concerns about the boundaries of Clevelandtown Road and Planting Field Way.  
- **Jane Greene** expressed concern that the portion of Planting Field Way past Silva Street cannot be developed because it is in the 100-foot flood plain.  
- **Andrew Woodruff** said that he agreed with Doug's motion and that the Commission's responsibility is to decide whether the boundaries as proposed meet the Commission's guidelines. On Clevelandtown Road it seems clear that the first quarter mile does not meet the guidelines for a rural district.

Jane Greene amended the motion and it was duly seconded to exclude Planting Field Way from the proposed amendment to the Island Roads District.  
  
- **Jane Greene** explained that where Planting Field Way becomes rural the town portion ends at Mrs. McCormack's Bird Swamp. The marsh area is on a private road. Past Silva Street, Sheriff's Meadow is on one side of the town portion, on the other side is Water Department Land, and the rest includes some large lots that are what remains of the Shirtliff Farm.  
- **Doug Sederholm** stated that it's a laudable thing to want to protect the trees but protection of trees is not part of the definition of a rural road.  
- **Richard Toole** said that because Planting Field Road is so infrequently used, its designation as part of the Island Roads District is questionable. He suggested that there should be another way to deal with protecting this road.  
- **Paul Strauss** recollected the Planning Board wanted to protect the large old trees on Planting Field Way. He asked whether that goal is consistent with the guidelines or goals for the Island Roads District and reviewed the guidelines.  
- **Mark London** explained that roads in the Island Roads District help define the regional character of the island. Roads in the district and proposed for the district are traveled and lead places. Planting Field Way is more of a dead end and is not well traveled.  
- **Paul Strauss** said from the guidelines and goals, he believed that Planting Field Way could be included in the Island Roads District.  
- **Megan Ottens-Sargent** read from the decision to designate the Island Roads District in 1975. “The goals for the major road zone are to allow for safe travel and access along the road, to protect the visual character, diversity of landscape and historic features of the journey along the roads, and to maintain and
advance the state road system as a major public facility." Because Planting Field Way does not fall under the term "frequent", because it's a dead end, because it begins in the village, and because it's isolated from the Island Roads District, it does not seem appropriate to designate the road as part of the Island Roads District.

Christina Brown restated the motion: to approve the proposed boundary amendment to the Island Roads District proposed by the Edgartown Planning Board with the exception of changing the designation to Clevelandtown Road from Mill Hill to the Road to the Plains, rather than Clevelandtown Road from Katama Road to Road to the Plains, with the further exception that Planting Field Way is not approved for designation as part of the Island Roads District.


The Commission took under consideration the proposed amendments to regulations, which in summary are:
- Coastal District: the manner in which height is measured
- Island Roads District: the manner in which height is measured
- Special Places: prohibit some activities, except by special permit
- Cape Pogue DCPC: prohibit some activities, except by special permit
- Island Roads District: add a 25-foot no-cut, no-build zone, with exceptions
- Island Roads District: add fences, walls, and hedges regulations
- Island Roads District: allow crossing by special permit

Christina Brown said that two regulations are in place for the Island Roads District: curb cuts 1,000 feet apart and 26 foot high houses, (18' for flat roofs) within 200 feet on either side of the road. The new regulations for the Island Roads District would be in addition to those already existing and would apply to all roads in the district.

Doug Sederholm repeated the concern he had that the limitation on fences is unreasonably restrictive to the extent that it will not permit traditional agricultural fencing and some of the roads the amendment designates pass by farms. It would be unfair to adopt the regulations without an exception for agricultural fencing.

Andrew Woodruff questioned whether the Commission could amend the proposed regulations. It was agreed that the Commission might to some extent.

Megan Ottens-Sargent asked whether agricultural land is exempt from Island Roads District regulations.

Mark London asked Jo-Ann Taylor to clarify the Commission's role in considering these regulations. The Commission does not need to decide whether these are good or bad regulations but whether they conform to the DCPC designation. Jo-Ann Taylor agreed and read from the guidelines that apply to the fence regulation: "Since it is the intent of the Commission to protect the diversity and the visual and historic character..."
of the Island as seen from its major roads, towns are encouraged to propose for Commission approval additional regulations to that end, fitted to the diverse character of the road-sides."

Jane Greene referred to a portion of the fence proposal: *Hedges or natural vegetation of any height are permitted in the Island Roads District except that on corner lots no shrubbery or foliage shall be permitted between the heights of 3 feet and 8 feet within 15 feet of the corner.* Jane Greene asked whether ‘corner’ meant on any corner or the intersection. Christina Brown said that the regulation was copied from Edgartown Zoning By-laws; she will point out the confusion to the Edgartown Planning Board and they could change ‘corner’ to ‘intersection’. The issue of agricultural fencing was discussed by the Planning Board after the public hearing and they thought it was a good point.

Doug Sederholm suggested that the following sentence be inserted in Section 14.2.1.e Fences, walls, and hedges after ‘fences of similar design’: *notwithstanding the foregoing: agricultural fences may be of a height and construction traditionally employed for agricultural uses.* Regarding the designation of ‘agricultural uses’, the Building Inspector determines the designation.

Andrew Woodruff moved and it was duly seconded that the first paragraph of Section 14.2.1.e be amended with the addition of the words *notwithstanding the foregoing: fences may be of a height and construction traditionally employed for agricultural uses.*

Jane Greene brought up the issue of invisible fences. Proposed regulation 14.2.1.d.: No Cut No Build Zone would prohibit use of invisible fence because vegetation has to be cut to put the fence in. John Best explained the way invisible fences are installed. Vegetation is not usually cut.

Christina Brown said that Town Meeting might find a way to include ‘invisible fences’ in the proposed regulations. The Commission agreed that the regulation would not have to come back for approval with that amendment.

A voice vote was taken on the motion to amend Section 14.2.1.e. In favor: 10. Opposed: 0. Abstentions: 0. The motion carried.

Doug Sederholm moved and it was duly seconded that the Commission accept the regulations for the Island Roads District (additions to 14.2.1.d & e) as proposed by the Edgartown Planning Board including the amendment to Section 14.2.1.e and the recommendation that the Planning Board, in 14.2.1.d, include a statement about invisible fences and, in 14.2.1.e, define ‘corner’ more clearly, with neither change requiring Commission review.

- Andrew Woodruff commented that the proposed regulations seem twenty years late, but it’s never too late and he’s glad that Edgartown is taking the lead to add extra protection in the 200-foot zone. Non-conformity is going to be an issue on the Edgartown-Vineyard Haven Road. But the benefits outweigh the detriments and regulations are consistent with the guidelines.

Paul Strauss commended the Edgartown Planning Board for looking at several of the DCPCs. In Edgartown, Island Roads District was designated in 1975, Special Ways in 1975, Cape Pogue in 1988. In towns DCPCs were designated in 1976, 1980 and 1988. He wondered if it were time to encourage all of the towns to look at the DCPCs and see if there are reasons to update them.

John Best said that the DCPC for the Lagoon is quite outdated. Paul Strauss said that the Lagoon Pond Association has asked how to update the DCPC.

Jo-Ann Taylor said she has a project underway to look at how effective the three island wide DCPCs, the Coastal District, the Island Roads District, and Special Places, are three decades later. It makes sense to look at these three first and then move onto town DCPCs.

Jane Greene moved and it was duly seconded that Commission accept the height regulation amendments for the Coastal District (14.1.e.1) and the Island Roads District (14.2.1.c.3) as proposed by the Edgartown Planning Board. A roll call vote was taken. In favor: J. Best, J. Greene, N. Orleans, M. Ottens-Sargent, R. Schwartz, D. Sederholm, P. Strauss, R. Toole, A. Woodruff, C. Brown. Opposed: None. Abstentions: None. The motion carried.

Christina Brown explained the last two amendments relate to prohibition of certain activities except by special permit in the Special Places District and the Cape Pogue DCPC. She explained that these activities are considered potentially damaging to the environment and are prohibited in the other DCPCs.

Jane Greene moved and it was duly seconded that the Commission accept the prohibited activities amendment for the Special Places District (14.3.c) and for the Cape Pogue DCPC (14.4.5.d) as proposed by the Edgartown Planning Board. A roll call vote was taken. In favor: J. Best, J. Greene, N. Orleans, M. Ottens-Sargent, R. Schwartz, D. Sederholm, P. Strauss, R. Toole, A. Woodruff, C. Brown. Opposed: None. Abstentions: None. The motion carried.

Jane Greene moved and it was duly seconded that the Commission accept the crossing by special permit amendment for the Island Roads District, Special Ways (14.2.2.d) as proposed by the Edgartown Planning Board.

Christina Brown explained that this amendment is to correct an inconsistency in the current regulation.

The meeting adjourned at 10:02 p.m.

Chairman

Date

Clerk-Treasurer

Date