



PO BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453
FAX 508-693-7894 INFO@MYCOMMISSION.ORG WWW.MYCOMMISSION.ORG

**Minutes of the Commission Meeting
Held on June 19, 2014
In the Stone Building
33 New York Avenue, Oak Bluffs, MA**

IN ATTENDANCE

Commissioners: (P= Present; A= Appointed; E= Elected)

P Tripp Barnes (E-Tisbury)	P Joan Malkin (A-Chilmark)
P John Breckenridge (E-Oak Bluffs)	P W. Karl McLaurin (A-Governor)
- Christina Brown (E-Edgartown)	P K. Newman (A-Aquinnah)
P Madeline Fisher (E-Edgartown)	- Ned Orleans (A-Tisbury)
P Josh Goldstein (E-Tisbury)	P Doug Sederholm (E-Chilmark)
P Erik Hammarlund (E-West Tisbury)	P Linda Sibley (E-West Tisbury)
P Fred Hancock (A-Oak Bluffs)	P Brian Smith (A-West Tisbury)
P Leonard Jason (A-County)	P James Vercruysse (A-Aquinnah)
P James Joyce (A-Edgartown)	

Staff: Mark London (Executive Director), Bill Veno (Senior Planner), Paul Foley (DRI Planner), Christine Flynn (Economic Development and Affordable Housing), Priscilla Leclerc (Transportation Planner).

Chairman Fred Hancock called the meeting to order at 7:00 p.m.

1. ANNOUNCEMENTS

Commissioners Present: T. Barnes, J. Breckenridge, M. Fisher, J. Goldstein, E. Hammarlund, F. Hancock, L. Jason, J. Joyce, J. Malkin, W. K. McLaurin, K. Newman, D. Sederholm, L. Sibley, B. Smith, J. Vercruysse.

Fred Hancock noted the following.

- This is the 40th year of the MVC and this year the Commission will try to increase the public awareness of the effect the MVC has had on the Island.
- Commissioners who are elected will need to be reelected this year if they chose to run again. Anyone interested in being elected to the Commission needs to submit their nomination papers with ten signatures by July 29, 2014.
- Ned Orleans has submitted his resignation to the Tisbury selectmen. Fred and the other Commissioners recognized the valuable contribution he made to the MVC.
- The Scenic Roads Committee met earlier and has asked to revise the name to the Island Roads Committee.

Joan Malkin moved and it was duly seconded to revise the name of the Scenic Roads Committee to the Island Roads Committee. Voice vote. In favor: 15. Opposed: 0. Abstentions: 0. The motion passed.

2. MORNING GLORY FARM-NEW EXIT (DRI-620-M2) MODIFICATION REVIEW

Commissioners Present: T. Barnes, J. Breckenridge, M. Fisher, J. Goldstein, E. Hammarlund, F. Hancock, L. Jason, J. Joyce, J. Malkin, W. K. McLaurin, K. Newman, D. Sederholm, L. Sibley, B. Smith, J. Vercruysse.

For the Applicant: Jim Athearn.

Eric Hammarlund recused himself from the meeting.

2.1 Staff Report

Paul Foley presented the following:

- The packet of information includes the LUPC notes, Edgartown Planning Board Minutes of May 16, 2014, Morning Glory Farm narrative, the Town of Edgartown Planning Board referral to the MVC, and the site plan.
- The proposal is to create a new exit from the farm stand onto Meshacket Road via Quenomica Road (an ancient way). The applicant is also asking for an extension to his affordable housing offer (8.1) in DRI 620.
- The site plan was reviewed.
- Someone in the neighborhood was not happy with the farm traffic so Jim Athearn went to the Town to create a new exit.
- The revised exit will be approximately 400 feet from the current exit.
- MVC staff reviewed the existing exit and thought the problem was a lack of discipline on the part of the drivers.
- Possible alternatives for the exit were shown.
- The proposed exit has good sight lines.
- The MVC staff suggested that perhaps visual cues on the existing entrance/exit may improve the issue.
- As part of the original decision, the applicant was to create a four-room dormitory within five years and he is now asking for another two year extension.
- LUPC reviewed and voted separately on both issues and voted to recommend to the full Commission granting the extension and that the modification is not significant enough of a change to require a public hearing.

Doug Sederholm asked what the nature of the neighbor's complaints is. **Paul Foley** said sometimes the traffic backs up on Meshacket Road. It could possibly back up to Edgartown-West Tisbury Road although this has apparently not happened.

Joan Malkin questioned if the existing plan hinders entering as well as exiting the farm stand.

Doug Sederholm asked whether the entrance/exit could be widened to make it easier to enter and exit simultaneously.

2.3 Applicant's Presentation

Jim Athearn presented the following:

- The current system essentially works, but if cars exit it is sometimes ambiguous which can create delays and result in backups.
- The scenario is more likely that cars are coming from the interior creating a backup rather than coming from the Edgartown-West Tisbury Road.

- The current exit is thirty feet wide so it might not have an effect if it is widened. He has witnessed today a truck that went all the way to the left to enter the parking lot.

Doug Sederholm said he felt the applicant was being kind in offering to move the exit.

2.3 Land Use Planning Committee (LUPC) Report

Linda Sibley, LUPC Chairman, said LUPC voted to recommend approving the new exit, making clear that this is a permission to move the exit if the applicant so chooses, and is not a requirement. It also recommended that the applicant be permitted to rearrange the parking arrangement provided there is no change to the number of parking spaces.

2.4 Commissioners' Discussion

Fred Hancock noted that Quenomica Road is one way so a Special Permit is needed. In addition Christina Brown, Chairman of the Edgartown Affordable Housing Committee, was not able to be at the meeting tonight and wanted the Commission to know that she is very much in favor of granting the extension for the affordable housing.

Linda Sibley moved and it was duly seconded that the possible changes to the exit and the parking lot are not significant enough of a change to require a public hearing.

- **Josh Goldstein** asked why the Commission is limiting the number of parking spaces.
- **Fred Hancock** said the original plan was approved with a certain number of spaces.
- **Linda Sibley** said LUPC recommended approving the change provided the number of spaces be the same.
- **Leonard Jason** agrees that the modification does not need a public hearing and is a local issue. Widening the exit might make it worse. It should be worked out between the applicant and the Edgartown Planning Board.
- **James Joyce** said the Planning Board can handle the issue and it is a local issue but it also looks like trees will be lost and the new exit will change the appearance of the area. He pointed out that making the new entrance will be detrimental to the beauty of that road.

Voice vote. In favor: 13. Opposed: 0. Abstentions: 1. The motion passed.

Linda Sibley moved and it was duly seconded to allow, but not require, the applicant to install the new exit and make changes to the layout to the parking lot, as the applicant works out the modification with the Edgartown Planning Board.

- **Leonard Jason** asked if the MVC has the actual parking lot layout.
- **Paul Foley** showed the parking lot plan and said there are curb stops.
- **Jim Athearn** noted there are 62 spaces according to the plan and not all spaces have curb stops.
- **James Vercruysse** agreed the local board can handle the modification but noted there will be a dust issue with the longer length of the exit.

Roll call vote. In favor: T. Barnes, J. Breckenridge, M. Fisher, J. Goldstein, F. Hancock, L. Jason, J. Joyce, J. Malkin, W. K. McLaurin, K. Newman, D. Sederholm, L. Sibley, B. Smith, J. Vercruysse. Opposed: none. Abstentions: none. The motion passed.

Linda Sibley moved and it was duly seconded to approve the request for the extension of the affordable housing condition for another two years. Roll call vote. In favor: T. Barnes, J. Breckenridge, M. Fisher, J. Goldstein, F. Hancock, L. Jason, J. Joyce, J. Malkin, W.K. McLaurin, K. Newman, D. Sederholm, L. Sibley, B. Smith, J. Vercruysse. Opposed: none. Abstentions: none. The motion passed.

3. 6 WATER STREET-AFFORDABLE HOUSING (C.R. 2-2014) CONCURRENCE REVIEW

Commissioners Present: T. Barnes, J. Breckenridge, M. Fisher, J. Goldstein, E. Hammarlund, F. Hancock, L. Jason, J. Joyce, J. Malkin, W. K. McLaurin, K. Newman, D. Sederholm, L. Sibley, B. Smith, J. Vercruysse.

For the Applicant: Philippe Jordi (Executive Director, Island Housing Trust), Richard Leonard (President Board of Directors, Island Housing Trust).

Eric Hammarlund recused himself from the meeting.

3.1 Staff Report

Paul Foley presented the following:

- The proposal is to replace a two story house and outbuilding with a single two story building with six affordable one bedroom units.
- The property has been a single family residence for a long time. In 2008 a car rental business purchased an option on the property and was approved with conditions by the MVC (DRI 616- AA Car Rental) for a new single three story multi-use structure with a rental car business on the first floor and two apartments upstairs. The approved DRI was never developed or acted on. The approved DRI would have expired in August 2010 but was extended for four years by the State Permit Extension Act.
- The property was purchased in May 2012 and then donated to the Island Housing Trust. Earlier this year the Island Housing Trust petitioned the MVC and was granted a surrender of the DRI 616 approval since they had no intention of developing that proposal and it was not clear if the current proposal would be referred by the town for DRI review.
- In 2012, the DRI Checklist was changed so once a DRI, always a DRI was eliminated.
- The proposal was referred to the MVC by the Tisbury Building Inspector. The DRI Trigger is 3.1i: *Any development of commercial, storage, office and/or industrial lands or building(s) that has i) any increase in Intensity of Use such that the total new use on its own triggers any threshold in the DRI checklist – with MVC concurrence.*
- The revised proposal and elevation were reviewed.
- The original proposal was for a three story building and it is now two stories.
- Currently the property is at elevation 5 and needs to be at elevation 10, so significant ramping will be needed to access the apartments.
- Key issues include:
 - The Five Corners in Tisbury is one of the three major traffic problem spots on Martha's Vineyard.
 - Intensity of Use: Can six apartments be accommodated on a .011 acre property at this location?

- Parking: There is only one spot on the plan which is intended for dropping off and handicapped accessibility. A previous proposal on this site was conditioned to not allow cars to make a left into the site from Water Street due to the proximity of Five Corners.
- Archeology: The rear of the site is at the bottom of a bank that could be a midden. An archeologist could require that the data from the site be retained or the proposal be built on pilings.
- All six one-bedroom apartments will be affordable to households earning 80% or less of the area median income (AMI) and would be rented at 75% of area median income rents (\$1,016).
- The applicant has said that if additional funding can be secured, the goal is to lower rents to 60% and 50% or less of AMI (\$700 and \$825) to serve lower-income households.
- LUPC voted – three in favor, one against and one abstention – to recommend that the proposal is a significant proposal requiring a public hearing review as a DRI.

3.2 Land Use Planning Committee (LUPC) Report

Linda Sibley, LUPC Chairman, presented the following.

- LUPC voted three in favor, one opposed and one abstention that the proposal is a significant change requiring a public hearing as a DRI.
- Linda Sibley noted that she voted against and has now changed her mind. While chairing the LUPC meeting she was focused on chairing the meeting and did not fully absorb the proposal.
- The area is congested and the building needs to be evaluated due to the new FEMA guidelines.
- The location is a high profile area.
- She suggested that LUPC review the construction concerns in the area since it will change the waterfront. It is a concern of "location, location, location" which makes it a development of regional impact.

3.3 Applicant's Presentation

Philippe Jordi presented the following.

- The revised plan was presented.
- The Island Housing Trust believes the proposal does not pose the need for regional review.
- The proposed plan was developed with community input and the Island Housing Trust will continue to work with the Town to revise the plans.
- It is recognized that the proposed area is located at the gateway to the Island and the importance of the proposed plan fitting in with the community is understood.
- The Island Plan was referenced and how it applies to the project.
- The proposed project will have less of an impact than any other proposed project in the same area.
- The proposed project location is close to the needs of the households such as a grocery store and public transportation.

- The project does not have on-site parking and encourages alternative and public transportation uses. About 60% of those surveyed on the affordable housing waiting list did not require parking.
- The building is designed for zero net energy. The building would be served by town water and sewer and the project will not affect water discharge into the harbor and water bodies.
- The proposed project will contribute to the village of Vineyard Haven and the Island needs for affordable housing.
- The MVC was thanked for their time in reviewing the project.

3.4 Commissioners' Questions

Fred Hancock asked what local permits are needed. **Philippe Jordi** said a Special Permit and a comprehensive permit, which require a public hearing process through the Zoning Board of Appeals.

John Breckenridge asked if the project is being built to the new FEMA standards and what materials will be used for the building as well as for the skirting. **Jamie Weisman** said shingles and the skirting would be vertical red cedar.

There was a discussion about LUPC's recommendation for a public hearing.

- **Brian Smith** asked LUPC chairman Linda Sibley what benefit did LUPC think would be achieved with a public hearing.
- **Trip Barnes** said in view of the many hearings that were had for Stop & Shop, LUPC felt the MVC as a planning agency needed to review the proposal. Will having one bedroom apartments limit the number of tenants? Parking is also an issue if families move in.
- **Joan Malkin** said the question of a public hearing and the MVC reviewing the project is a complicated question. The MVC has to look at the proposal from a process standpoint. Because the location is so critical, it is up to the MVC to look at it as a critical juncture on the Island and it is the Commission's responsibility to open the proposal to the public.

Philippe Jordi said the Regional Housing Authority will manage the property. The apartments are 600 square feet and are limited to two people.

Jamie Weisman said it has to be kept in mind that the Stop & Shop proposal was 90% larger than this proposal and the scale of this project is vastly different. In his mind the proposed plan is the correct approach. After designing it, he became aware that an urban design study of the area done in the context of the Island Plan proposed the same approach. The project is an important building to the Island and Vineyard Haven based on its architecture and not necessarily the use.

Trip Barnes asked if parking was considered under the building. **Philippe Jordi** said the Island Housing Trust felt it would be more of an impact and that the plan is not suitable for parking. The applicant wanted to design a building in keeping with the character of the Island and not have the design be driven by parking.

Richard Leonard said with respects to the needs of affordable housing, it is low income, low impact, on town sewer and water, and does not require parking. A plan like this should not be penalized by putting it through a review when it meets everything in the MVC's Island Plan. To delay this project and take the Island Housing Trust's limited resources for a reason that the

Commission cannot put their finger on would be an imposition on the Trust's funding and limited resources when it is such a significant Island need. They need to apply for an important grant before a fall deadline. The Island Housing Trust asks the MVC to let us work with the Town and move forward.

Leonard Jason felt that the proposal was essentially a dormitory. He questioned whether the existing structure can be renovated.

Katherine Newman asked if the MVC would be hearing from the Town. **Linda Sibley** said the MVC would hear from the Town during the public hearing.

There was a discussion about reviewing the project as a DRI.

- **Fred Hancock** noted that the Concurrence Review is to decide if the Commission accepts the referral; it is not about the merits of the proposal. The vote is if the proposal needs to be reviewed as a DRI.
- **W. Karl McLaurin** noted that if the proposal is reviewed as a DRI, the applicant may not receive some of the funding that is needed for the project.
- **Linda Sibley** had a problem blaming the MVC for a timing issue, suggesting that the MVC might be viewed as bad guys because the Commission concludes that the proposal needs thorough public review.
- **Richard Leonard** apologized and said he had no intention to offend the MVC.
- **Joan Malkin** noted if all of what Richard Leonard said is true and the MVC goes forward with a review, the MVC may find there is not more to add.

Doug Sederholm moved and it was duly seconded that the proposal as presented requires a public hearing and to concur with the referral from the Tisbury Building Inspector.

- **Fred Hancock** noted a yes vote is to hold a public hearing as a DRI.

Roll call vote. In favor: M. Fisher, F. Hancock, L. Jason, J. Joyce, J. Malkin, K. Newman, D. Sederholm, L. Sibley, B. Smith, J. Vercruysse. Opposed: J. Breckenridge, J. Goldstein, W. K. McLaurin. Abstentions: none. The motion passed.

Philippe Jordi encouraged anyone to submit questions via Paul Foley ahead of time since timing is critical and permits are needed in order to receive state funding. The funding application is September/October.

Erik Hammarlund rejoined the meeting.

4. BARNES ON EVELYN WAY (DRI 411-M2) MODIFICATION REVIEW

Commissioners Present: T. Barnes, J. Breckenridge, M. Fisher, J. Goldstein, E. Hammarlund, F. Hancock, L. Jason, J. Joyce, J. Malkin, W. K. McLaurin, K. Newman, D. Sederholm, L. Sibley, B. Smith, J. Vercruysse.

For the Applicant: John Folino

Trip Barnes recused himself from the meeting.

4.1 Staff Report

Paul Foley presented the following.

- The proposal is to add a toilet and heat to the warehouse.
- The site plan and floor plan was reviewed.
- When the project was presented to the MVC, it was supposed to be a dry building with no heat and no new bathrooms.
- There were existing bathrooms in the ABC building that approved plans show were going to be accessible to the existing warehouse by way of a new hallway.
- The addition that was approved was going to be connected to the existing warehouse space controlled by Mr. Barnes.
- In the course of building the addition, the applicant found out that there was not enough water pressure to use the "dry" sprinklers as planned. In order to have a "wet" sprinkler system the building is required to have some heat.
- During preparation of the existing warehouse space, the builder discovered that there were toilet plumbing and connections already in place in the existing warehouse adjacent to the bathrooms in the ABC side of the building.
- The proposed modification is to add a toilet to the existing warehouse rather than build the hallway in the ABC section.

4.2 Applicant's Presentation

John Folino presented the following.

- The restrooms have always been shown in the existing building and instead of adding a corridor to the existing restrooms, it is better to have separate restrooms.
- Some heat is needed at a 40 degree thermostat to keep from freezing for the "wet" sprinkler system.

4.3 Land Use Planning Committee (LUPC) Report

Linda Sibley, LUPC Chairman, said LUPC voted unanimously to recommend to the full Commission that the modification is an insignificant change to the approved project and does not require a public hearing review as a DRI and the modification should be approved as long as there is no additional use.

Josh Goldstein moved and it was duly seconded that the modification is not significant enough of a change to require a public hearing. Voice vote. In favor: 14. Opposed: 0. Abstentions: 0. The motion passed .

Josh Goldstein moved and it was duly seconded to approve the modification to DRI 411-M2 as submitted. Roll call vote. In favor: J. Breckenridge, M. Fisher, J. Goldstein, E. Hammarlund, F. Hancock, L. Jason. J. Joyce, J. Malkin, W.K. McLaurin, K. Newman, D. Sederholm, L. Sibley, B. Smith, J. Vercruysse. Opposed: none. Abstentions: none. The motion passed.

Trip Barnes rejoined the meeting.

5. PILGRIM NUCLEAR PLANT LETTER

Commissioners Present: T. Barnes, J. Breckenridge, M. Fisher, J. Goldstein, E. Hammarlund, F. Hancock, L. Jason, J. Joyce, J. Malkin, W. K. McLaurin, K. Newman, D. Sederholm, L. Sibley, B. Smith, J. Vercruysse.

Fred Hancock said the MVC staff has drafted a letter to the U.S. Nuclear Regulatory Commission calling for Entergy's Pilgrim Nuclear Power Station in Plymouth, Massachusetts to be decommissioned because of the danger it poses to the people of Martha's Vineyard.

Josh Goldstein moved and it was duly seconded that the letter/request is so far out of the MVC's jurisdiction that the MVC should have nothing to do with it.

- **Linda Sibley** disagreed that it is outside the MVC jurisdiction as it is a planning issue concerning the people and environment of Martha's Vineyard.

Brian Smith amended the motion and it was duly seconded to include that the MVC has not been presented with sufficient information to send the letter.

- **Leonard Jason** said the MVC has every right to send the letter. The nuclear plant could affect the Island as we are downwind of the plant.
- **Doug Sederholm** noted the Pilgrim Plant has the same outdated technology as Fukushima.
- **Joan Malkin** said at this moment, the Commissioners could vote their personal feelings on the issue but it is not our opinion that should be guiding the Commissioners. We do not have a lot of information before us to vote other than our opinions.
- **Linda Sibley** thought the Commissioners should inform themselves via a public forum or through written information.
- **Fred Hancock** said the elected representatives, the Governor, and the towns have voted on this and it doesn't seem unreasonable for the MVC to be concerned about a catastrophic event on the Island. The Nuclear Regulatory Commission is not waiting to hear from the MVC.
- **Brian Smith** and **Josh Goldstein** questioned why then waste the MVC's time.
- **Brian Smith** said a nuclear meltdown is a horrific thing but the MVC does not have the facts regarding the detriments. Who are we to tell a nuclear engineer that we know more about his business?
- **James Vercruysse** said the MVC needs to let people on the Island know that there is not a viable plan to help the Island if the issue arises.
- **Erik Hammarlund** said he reviewed information on nuclear plants and this letter fails to balance a lot of risks, some that are long term and some that are short term, some are worse than others.
- **Doug Sederholm** said he would be comfortable voting in favor of sending a letter at this time and perhaps have a finite period of time and a presentation to have more information available if that makes more people comfortable.
- **Linda Sibley** said that she thinks nuclear energy is a good idea, however the MVC needs an answer on the key question about whether the plant uses old technology that is not one of the safer technologies.
- **Josh Goldstein** asked if there is anyone qualified on the Island to give the MVC a presentation.

- **Brian Smith** did not think MVC staff needed to waste time on this issue.
- **John Breckenridge** said staff could facilitate and bring a key proponent and opponent to the MVC.
- **Fred Hancock** reiterated the current motion before the MVC is to not send the letter on the basis that the MVC does not have sufficient information.

Josh Goldstein amended the motion and it was duly seconded that the MVC does not take a position on the closure of the Pilgrim Nuclear Power Plant and not send the letter.

- **Brian Smith** withdrew his amendment.
- **Madeline Fisher** noted that Dan Wolf would be speaking at the Katherine Cornell Theater.

Voice vote. In favor: 5. Opposed: 8. Abstentions: 2. The motion did not pass.

Linda Sibley moved and it was duly seconded to send the letter from the MVC to the U.S. Nuclear Regulatory Commission. Voice vote. In favor: 7. Opposed: 5. Abstentions: 3. The motion passed.

6. NEW BUSINESS

Commissioners Present: T. Barnes, J. Breckenridge, M. Fisher, J. Goldstein, E. Hammarlund, F. Hancock, L. Jason, J. Joyce, J. Malkin, W. K. McLaurin, K. Newman, D. Sederholm, L. Sibley, B. Smith, J. Vercruysse.

6.1 Executive Director's Report

Mark London presented the following.

- The Commission provided support to Vineyard Haven and Arts MV to submit the application for the Massachusetts Cultural District designation and it was approved by the Commonwealth.
- Next Monday June 30, 2014 there will be a meeting at the Katharine Cornell Theater on the wind energy area south of Martha's Vineyard. Leases are now being offered for the area south of Martha's Vineyard and key officials from the Commonwealth and the federal government will be at the meeting.

6.2 Reports from Committees and/or Staff

Erik Hammarlund said the next Compliance Committee will meet on July 1, 2014 at 8:00 a.m.

7. MINUTES

Commissioners Present: T. Barnes, J. Breckenridge, M. Fisher, J. Goldstein, E. Hammarlund, F. Hancock, L. Jason, J. Joyce, J. Malkin, W. K. McLaurin, K. Newman, D. Sederholm, L. Sibley, B. Smith, J. Vercruysse.

Erik Hammarlund moved and it was duly seconded to approve the minutes of May 8, 2014 with corrections as noted by Joan Malkin, revise "attach" to "control" on line 404 and add language on line 458 "and understanding of". Voice vote. In favor: 12. Opposed: 0. Abstentions: 0. The motion passed.

8. OLD BUSINESS

Commissioners Present: T. Barnes, J. Breckenridge, M. Fisher, J. Goldstein, E. Hammarlund, F. Hancock, L. Jason, J. Joyce, J. Malkin, W. K. McLaurin, K. Newman, D. Sederholm, L. Sibley, B. Smith, J. Vercruysse.

Josh Goldstein recused himself from the meeting.

8.1 Stop & Shop

Leonard Jason asked if the MVC has to formally vote to allow Stop & Shop to withdraw and asked how many statutory days are needed.

Leonard Jason moved and it was duly seconded to allow Stop & Shop to withdraw.

- **Bill Veno** noted that it has not been a practice of the MVC to approve an applicant withdrawing an application.
- **Doug Sederholm** said it couldn't hurt to vote and be safe on the issue.

Voice vote. In favor: 14. Opposed: 0. Abstentions: 1. The motion passed.

Linda Sibley brought up her concern with Stop & Shop's traffic analysis that suggests a police officer would facilitate the SSA and would alleviate traffic at the Five Corner Intersection. This is a provable assertion that Stop and Shop is making. She suggested that if Stop & Shop is intending to resubmit in the coming year, it would be to their benefit to fund a properly controlled study at that intersection to prove their traffic analysis. Failing that, she might suggest to the Commission that it wait for the results of such a study, which could mean waiting until next summer. **Brian Smith** note that Stop & Shop is not currently in front of the Commission.

8.2 Upcoming Meetings

Fred Hancock noted there will not be a MVC meeting on Thursday July 3, 2014 due to the holiday, so the next meeting has been scheduled on July 10, 2014 as well as the regularly scheduled meeting on the July 17, 2014.

The meeting was adjourned at 8:35 p.m.

DOCUMENTS REFERRED TO DURING THE MEETING

- Minutes of the Commission Meeting – Draft, Held on May 8, 2014
- Martha's Vineyard Commission Land Use Planning Committee Notes of the Meeting of June 9, 2014
- Edgartown Planning Board Minutes of May 6, 2014
- Morning Glory Farm Narrative Dated May 6, 2014
- Town of Edgartown Planning Board Referral Letter to the MVC Dated June 3, 2014
- Morning Glory Farm Modification Site Plan
- Martha's Vineyard Commission C.R. #2-2014-I.H.T. Water Street Apartments MVC Staff Report – 2014-06-19
- Martha's Vineyard Commission Land Use Planning Committee Notes of the Meeting of June 16, 2014
- Design and Construction – Water Street Specifications

- Email to Paul Foley from Christine Flynn Dated June 16, 2014
- Island Housing Trust Water Street Elevations and Site Plan Dated June 2014
- Draft Letter to U.S. Nuclear Regulatory Commission from Fred Hancock, Chairman, Martha's Vineyard Commission Dated March 20, 2014


Chairman

8-7-14
Date


Clerk-Treasurer

9/22/14
Date