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## **Minutes of the Commission Meeting Held on May 6, 2010 In the Stone Building 33 New York Avenue, Oak Bluffs, MA**

### **IN ATTENDANCE**

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

P Bill Bennett (A- Chilmark)	P Katherine Newman (E -Aquinnah)
P John Breckenridge (E- Oak Bluffs)	P Ned Orleans (A - Tisbury)
P Christina Brown (E - Edgartown)	- Jim Powell (A - West Tisbury)
P Peter Cabana (E - Tisbury)	P Camille Rose (A - Aquinnah)
- Martin Crane (A - Governor Appointee)	P Doug Sederholm (E - Chilmark)
P Fred Hancock (A - Oak Bluffs)	P Linda Sibley (E - West Tisbury)
P Chris Murphy (E - Chilmark)	P Holly Stephenson (E - Tisbury)
P Jim Joyce (A - Edgartown)	- Andrew Woodruff (E - West Tisbury)
P Lenny Jason (A - Dukes County Comm.)	

Staff: Mark London (Executive Director), Paul Foley (DRI Coordinator), Mike Mauro (Traffic Coordinator), Christine Flynn (Economic Development and Affordable Housing Planner)

**Doug Sederholm** opened the meeting at 7:10 p.m.

### **1. EXECUTIVE DIRECTOR'S REPORT**

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**Mark London** gave the Executive Director's Report.

- Drawbridge: A public hearing was held on the design of the permanent Lagoon Pond Drawbridge. Plans are available on the Commission website and at Commission offices. People seem to feel that the Drawbridge Committee has been effective, namely having a single entity that is the Island's main interface with MassDOT, with members appointed by Oak Bluffs and Tisbury boards of selectmen.
- Public Services Study: A report commissioned by the MVC analyzing delivery of public services on Martha's Vineyard has been released. It is a compilation of baseline data and background information that could be used for future discussions. It also identifies services that could be consolidated. It will be presented to All-Island Selectmen next week.

### **2. WAVELENGTHS: DRI NO. 623 - PUBLIC HEARING (CON'T.)**

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Commissioners present: B. Bennett, J. Breckenridge, C. Brown, P. Cabana, C. Murphy, J. Joyce, L. Jason, K. Newman, N. Orleans, C. Rose, D. Sederholm, L. Sibley, H. Stephenson

For the applicant: Doug Hoehn, engineer; Chuck Sullivan, architect

**Linda Sibley** reopened the public hearing on the proposal to replace the one-story building with a new three-story building with two commercial units and one apartment, and a second three-story building with four 2-bedroom units.

## **2.1 Staff Report**

**Paul Foley** gave the staff report and explained the changes to the plan.

- The tower on the front building has been removed.
- Gables and a dormer have been added to the back building.
- The Planning Board has some concern with the site having enough parking, emergency access, and the look of the building.

**Charlie Crevo** gave the traffic report.

- Traffic estimates are that the salon and physical therapy would have sixteen trips at peak hour. Upper Main Street noon peak period summer conditions will be operating at a level such that people leaving the site will have to wait for a gap to exit. The exit would have level service F, but that doesn't account for courteous driving habits. Traffic doesn't appear to be an overly large issue.
- The parking requirement appears to be fifteen spaces; there are ten spaces for commercial use. Patrons will have to enter the site to see if parking is available. Employees would park off-site. Apartment units have two spaces each so they're not part of the parking question.
- Site distances are somewhat obscured to the left by trees. There is adequate site distance to make left turns into Wavelengths. The exit will be 17 feet wide.
- Public transportation is available.
- About 1200 cars pass by in both directions during peak summer hours.
- The exterior parking spaces will be for commercial use. The residential spaces are in the garage.

Commissioners, the applicant, and the transportation consultant discussed parking.

- The project needs fifteen spaces; it has nine for commercial uses, plus one handicapped
- The town requires a total of 18 spaces for the property, which have been planned for.
- The ten employees will park at the Park and Ride.
- The Clarion and Stop and Shop have dormant easements built in, but the Clarion building spans the entire property so this site couldn't share with the Clarion.
- One of the guidelines of the Upper Main Street Plan is to share driveways.
- There are ten open air spaces. The tenants won't be parking in the commercial spaces.
- Seven spaces are estimated for the physical therapist, seven for the salon, and one for the apartment.
- The applicants feel they have plenty of parking. The number of stations will be decreased from the current use.
- The parking meets the requirements for the B-2 district under existing proposed uses.
- The garages are 22 ft. by 24 ft. with 12 foot doors.

**Paul Foley** completed the staff report.

- The setbacks are an issue. The Planning Board will undoubtedly have an opinion about the setbacks.
- The applicant has provided additional details of the drainage plan.
- The elevation plans have been revised by eliminating the tower and breaking up the façade so the stairway and handicapped bathrooms were realigned.

## **2.2 Testimony from Public Officials**

**Mike McCourt**, Edgartown Planning Board, said there are still several concerns that the Planning Board will want to deal with.

- There are some concerns about the size of the project on the lot with the parking situation.
- There are construction issues that may have to be conditioned such as the time frame and time of day.
- A lot of questions were answered with the traffic report.
- The overall look of the building and how it blends in with the environment is a concern. They're happy that the tower is gone. The Planning Board hasn't reviewed the latest changes, some of which look like the adjacent dance studio, which has done a good job of blending and making the building look smaller.
- There is an empty lot next door that could be used symbiotically with the applicant's lot.

**Robert Sparks**, Edgartown Planning Board, said that Mr. Hoehn will be staking out the building and they'll be looking at the parking and entrance and exit. The applicants have been very accommodating in looking at the issues in question.

## **2.3 Commissioners' Questions**

**Doug Sederholm** asked whether the applicant will have an opportunity to talk with the neighbor about the possible sharing of parking space, and whether the planning board will have an opportunity to assess parking on May 18<sup>th</sup>.

**Holly Stephenson** expressed concern that the project proposes residential space at the back of a commercial lot and asked whether there are requirements for open space. **Doug Hoehn** said the front green area meets the open space requirement in the B-2 district.

**John Breckenridge** would like to receive revised plans a few days in advance of the public hearing, if possible.

**Chris Murphy** said he would like more information from the Town and the applicant on easements that might exist.

**Chuck Sullivan**, responding to a question from Lenny Jason about the tight site and the constraints to the site, said the following.

- The distance between the garage and the parallel parking spaces is 16 feet. A parking lot off-Island would typically have 24 feet. This site doesn't have 24 feet; it has 16 which will work. The Island is notorious for smaller spaces. The parking spaces are the required size, but some of the widths aren't industry standards.

- Ideally there would be two curb cuts, but there aren't. Some of the things aren't ideal, but for the most part it will work.
- The existing curb cut guided the layout of the buildings.

**Kathy Newman** suggested that the applicants write out their parking options.

**Linda Sibley** asked about the proposed catch basin. **Doug Hoehn** confirmed that the catch basin can be driven over.

**Jim Joyce** suggested mapping out parking in relation to the building.

**Linda Sibley** continued the public hearing to June 3<sup>rd</sup>, leaving the record open to receive the report of the Edgartown Planning Board and other testimony if necessary.

### **3. OTHER**

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#### **3.1 Tom's Neck Farm Modification Review**

The review is being postponed. They will be asking for permission to put a guest house on one that doesn't have guest house approval.

#### **3.2 LUPC**

LUPC will be meeting on May 17th to discuss Tom's Neck.

#### **3.3 Affordable Housing**

**Christina Brown** said that the Commission meeting on May 20<sup>th</sup> will include a look at the affordable housing on the Island. The aim is to meet representatives of some of the main housing groups on the Island.

One consideration will be whether the Commission's policy is reasonable.

**Chris Murphy** suggested asking for their feedback on the Commission's current affordable housing policy, and he suggested sending it to people attending that meeting.

**Mark London** and Christine Flynn explained that that the May 20<sup>th</sup> meeting is intended to be an initial conversation to allow existing groups to introduce themselves. At the latest meeting of the All-Island Housing Groups, which meets periodically at the Commission offices, representatives of the groups were asked if there was anything they could recommend to the Commission about the MVC Affordable Housing Policy or other issues. They said they wouldn't be ready to discuss that on the 20<sup>th</sup> but look forward to doing this later in the year.

**Kathy Newman** wondered if there was anything more that could be done to keep an "affordable" unit affordable into the future.

**Christina Brown** asked staff to compile how affordable and community housing was dealt with by the MVC in past mixed-use projects.

#### **3.4 Meetings**

The Wind Energy Plan Work Group meets Thursday, May 12<sup>th</sup> at 5:00.

PED meets on May 19<sup>th</sup> at noon at the West Tisbury Town Hall.

LUPC meets Monday, May 10<sup>th</sup> on to discuss the Hospital parking and the Morning Glory Farm landscape plan.

The meeting adjourned at 8:43 p.m.

Chapman  
Chairman

7/22/10  
Date

J.R. Rife  
Clerk-Treasurer

7/22/10  
Date