



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

**Minutes of the Commission Meeting  
Held on September 10, 2015  
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 Tripp Barnes (E-Tisbury)	- James Joyce (A-Edgartown)
P John Breckenridge (A-Oak Bluffs)	- Joan Malkin (A-Chilmark)
P Christina Brown (E-Edgartown)	- Yvonne Boyle (A-Governor)
- Harold Chapdelaine (A-Tisbury)	- Katherine Newman (A-Aquinnah)
P Robert Doyle (E-Chilmark)	P Doug Sederholm (E-West Tisbury)
P Josh Goldstein (E-Tisbury)	- Abe Seiman (E-Oak Bluffs)
P Fred Hancock (E-Oak Bluffs)	P Linda Sibley (E-West Tisbury)
P Leonard Jason (A- County)	P Ernie Thomas (A-West Tisbury)
	P James Vercruysse (E-Aquinnah)

Staff: Adam Turner (Executive Director), Paul Foley (DRI Planner), Housing), Jo-Ann Taylor (Coastal Planner).

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

**1. MINUTES**

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Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, L. Jason, D. Sederholm, L. Sibley, E. Thomas, J. Vercruysse.

**Ernie Thomas moved and it was duly seconded to approve the minutes of August 6, 2015 as written.**

- **James Vercruysse** said on page 5. of the minutes his comment needs to be corrected; the Built Environment Policy has a section that speaks about historic structures and the applicant should be aware of that. He asked that the language after "as well as provide justification" be stricken.

**Josh Goldstein moved and it was duly seconded to approve the minutes as amended. Voice vote. In favor : 10. Opposed: 0. Abstentions: 1. The motion passed.**

**2. NEW BUSINESS**

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Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, L. Jason, D. Sederholm, L. Sibley, E. Thomas, J. Vercruysse.

## **2.1 Reports from Committees and/or Staff**

### DRI Checklist Review

**Fred Hancock**, Chairman said according to the bylaws every two years the MVC has to review the DRI Checklist. It was last done in 2013. He appointed a committee to come up with suggested changes and modifications in the checklist that the committee thinks would be interesting. The following Commissioners were appointed to the committee; Christina Brown, Robert Doyle, Joan Malkin, Linda Sibley and Doug Sederholm. If any other Commissioner has any suggestions they should send the changes in writing to Paul Foley (DRI Coordinator) who will be assisting the committee. A letter will also be sent out to all town Planning Boards and Building Inspectors so they may suggest any wants, needs and clarifications they may have. Once a recommended new checklist is proposed it will be sent out for public review. The MVC will hold a public hearing with the full commission on the proposed new checklist and then vote to approve in some manner either by changing, reviewing, or keeping the same items that had been scheduled to be changed. The schedule for reviewing the DRI Checklist will be over the next couple of months.

There was a discussion about the appointed committee.

- **Leonard Jason** asked if the committee is a committee of five or six members.
- **Fred Hancock** said the committee is five members and any Commissioner can sit in on any of the committee meetings. Having an appointed group makes the process go a little faster. Meetings will be scheduled so those people on the committee can attend and the MVC will be able to move along this review process.
- **Leonard Jason** said shouldn't there be a way if someone feels very strongly about something that they can bring it to the full body for discussion. Five or six people will be determining what 21 people will be voting on.
- **Fred Hancock** said when the committee comes up with the document it will be sent to the towns and the Commission members for review so they will look at it and if they have a problem or a suggested change they will be prepared to argue for or against when it is presented for any particular item.
- **Linda Sibley** noted that then there is a public hearing and then the full commission votes on the document. It has always been done this way.
- **Fred Hancock** noted that the last time the DRI Checklist was reviewed almost all of the work was done by the LUPC.

## **2.2 Executive Director's Report**

### Island Plan

**Adam Turner** presented the following.

- One of the first things he will be bringing in terms of planning is looking at the Island Plan and developing some metrics to determine how effective it has been and what goals have been met or not met.
- Now that it is seven years old what is the next phase of the Plan and coming up with ways to frame the discussion of amendments to the Plan.
- The process of developing score cards has been started to rank the different policies and things that are in the Plan and that information will be brought to the MVC as well as framing discussions of where to go with the information and moving forward.

- There are 400 goals and policies to review and the metrics will help to guide in the process over the next month.
- The ranking sheets were shown to the Commissioners.

#### Review of Historic Properties

**Adam Turner** presented the following.

- He is also developing a capacity to better rank some historic properties.
- Background materials will be put together and some relative scoring will be developed. Perhaps ten or eleven indices to look at before beginning the discussion on relative strengths and weaknesses of the properties being reviewed.
- This will help to begin the discussion on historic relevance and provide consistency.

**Adam Turner** noted that the MVC has been asked by the Edgartown Conservation Commission to provide technical assistance on maps and other data as they prepare their open space plan. The MVC has a good capacity to give them many things that they did not have in 2004.

**Adam Turner** said he has attended his first MARPA meeting and they are having a conference on November 15, 2015 and the Lieutenant Governor will be attending. He will be presenting at the meeting but the topic has not yet been assigned to him.

### **3. POLLY HILL ARBORETUM EDUCATIONAL CENTER-WEST TISBURY DRI 657 PUBLIC HEARING**

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*Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, L. Jason, D. Sederholm, L. Sibley, E. Thomas, J. Vercruyse.*

*For the Applicant: Thomas Clark (Curator), Peter Rodegast (Designer), Tucker Hubbell (Contractor).*

**Linda Sibley**, Public Hearing Officer opened the Public Hearing at 7:15 p.m. and read the public hearing notice. The applicant is the Polly Hill Arboretum, DRI 657. The location is 809 State Road, West Tisbury and the proposal is to demolish a barn built in the 1870's and replace it with a two story 2,625 sf education center and botany lab. The public hearing process was reviewed.

**Doug Sederholm** recused himself he is a member of the Board for the Polly Hill Arboretum.

#### **3.1 Staff Report**

**Paul Foley** presented the following:

- The packet of information includes the applicant narrative, proposed exceptions for future DRI review, an alternative proposal of archaeological review, correspondence and new plans for the education center. The new plans no longer include an elevator and there are no longer offices in the attic and basement.
- The project location is 809 State Road, West Tisbury Map 25 Lot 2 (40.7 acres), Lot 3 (9.7 acres), Lot 3.11 (2 acres) and Map 22 Lot 3 (19.5 acres) for a total of 71.9 acres.
- The proposal is to demolish a barn and potting shed built in the 1870's and replace it with a two story 2,625 sf education center, botany lab, herbarium, offices and storage.

- Local permits are the Planning Board, Building Permit and Board of Health.
- The property was first settled as a colonial farmstead around 1670 by Henry Luce. Around 1750 part became the Barnard's Inn Farm and part became the Samuel Washington Adams House about 1850. Polly's parents, the Butchers, bought the property in 1926. The Polly Hill gardens began when she inherited the property in 1957 and began a private experimental garden that grew to over 20 acres of mostly non-native plants with an additional 40 acres of native woodland.
- In 1997 the arboretum was officially established with the creation of the non-profit Polly Hill Arboretum dedicated to the study of plants and the preservation of the landscape created by Polly.
- In 1997 the Polly Hill Arboretum Visitor Center was referred to the MVC for DRI Review. The plans for the visitor center were withdrawn and then changed to bring the size of the building below the 2,000 sf DRI review threshold.
- The Visitor Center and bathrooms were built in 1998 (1,436 sf), the Far Barn was built around 1750 and enlarged in 1860 and renovated in 2011 (1,102 sf), the Slaughterhouse was built in 1860 and renovated in 2011, the original Homestead which is now the Administrative Offices was built around 1750 and enlarged in 1860 and converted to offices in 1998 (2,071 sf), the Cow Barn was built circa 1850 and converted to residences in 1933 and then renovated in 2008.
- In 2010 the Massachusetts Historical Commission listed the Polly Hill Arboretum as a historic area in the state's inventory of Historic and Archaeological Assets of Massachusetts. On June 15, 2015 the Polly Hill Arboretum was accepted by the National Park Service in the National Register of Historic Places as a District.
- The applicants estimate that the arboretum currently has 14,000 – 15,000 visitors a year and they educate over 700 students per semester.
- The MVC has received revised plans and the basement will not be finished and the elevator has been eliminated.
- The proposal triggers the following Concurrence Review triggers; 3.1b new construction between 2,000 and 3 000 sf, 3.1d new construction of auxiliary building over 1,000 sf resulting in a total square footage over 2,000 sf and 8.2ii demolition of a building that is over 100 years old.
- The proposal may also trigger the following Mandatory Reviews; 6.1 educational facility with total floor area of 2,000 sf or more and 8.2i demolition of historic structure identified as having historical significance by the Massachusetts Historic Commission or listed with the National Register of Historic Places.
- LUPC was held on August 17, 2015 and a site visit was on August 31, 2015.
- Key issues include:
  - Is the proposed development in the proposed location essential or especially appropriate in view of the available alternatives?
  - Is the open field right next to the barn an appropriate alternative?
  - Is the demolition of the historic barn required for the establishment of the educational center and laboratory?
- The applicant has submitted an alternative archeological protocol.
  - The applicant has offered to use the services of two Island professionals, Jill Bouck and Dick Burt, to conduct an initial archeological evaluation. If the initial

evaluation is determined by the MVC to require further evaluation then the arboretum will contract the services of Public Archaeology Laboratory (PAL).

- Ordinarily in this case of a site that has high potential for revealing archaeological resources the MVC would require an intensive archaeological survey to be conducted by a licensed archaeologist with results and recommendations submitted to the Massachusetts Historical Commission (MHC) for determination on further action.
- The applicant has submitted a draft list of exceptions that include further actions on the property that would not require referral to the MVC for Modification Review. Are there any items on the list that should be reviewed in the future?
- A mature Magnolia planted in 1959 will be cut down. A large Photinia bush and Japanese Holly planted by Polly Hill would also be removed to make room for the proposal.
- The construction, partly upon an existing footprint, will not affect NHESP habitat.
- No additional plantings have been indicated other than the removal of three mature specimens planted by Polly Hill.
- Most of the site is gardens and open space.
- The floor plans were reviewed for the existing and proposed building. The existing barn was reviewed and it was noted that a couple of the rooms upstairs in the barn were at one time used for staff housing and there is a basement but not under the full area. The potting shed was reviewed and it was noted that it is falling down and cannot be moved, there are areas of decay since the structure sits on the ground. The plantings to be removed were shown.
- The new building would have solar panels on the south side not facing the road. Currently solar panels on the nursery provide 35% of the arboretum's power needs and it is hoped that with the addition of the additional solar panels it will provide 100% of the power needs.
- The site is in the Tisbury Great Pond Watershed. The status of the watershed is compromised.
- For this size lot the maximum allowable load is 57.52 kg/yr (.08 kg/acre/yr – 71.9 acres). The estimated additional total nitrogen under this proposal would be 0.5 kg/yr.
- LUPC voted that an independent traffic study by an engineer is not required.
- The site is accessed from State Road via an existing driveway. The Polly Hill campus has three driveways on State Road. Students will access the facility from the existing Visitor Center parking area and then walk across the campus to the proposed new building.
- Trip generation will not have a significant impact on State Road. The site lines are adequate at 300 viewable feet in either direction. The crash data from 2011-2013 identified five crashes along this section of State Road.
- According to the MVC Affordable Housing Policy the recommended monetary mitigation for a project of 2,625 sf is \$1,312.50. This figure will need to be re-calculated based on the square footage for the revised plans.
- The proposed new building is designed to fit the design vernacular of the existing buildings and the recently designated historic landscape district.
- There will not be an elevator in the proposed building and the ground floor will be A.D.A. accessible.

- The West Tisbury Local Historical has written in support of the proposed project as well as Selena and Bill Roman, Ann Littlefield Nelson and Marvin Flanders.

### **3.2 Applicant's Presentation**

**Thomas Clark** presented the following.

- He has been the curator for the arboretum for nine years and introduced Tucker Hubbell and Peter Rodegast.
- He noted that there are several other arboretum staff members and board members in the audience this evening.
- He thanked the MVC for the time and effort that they have already put in for evaluating the proposed project.
- He would like this project to be considered in the broader context of the arboretum and how it has grown and developed and he would be happy to answer any concerns.
- In 1958 Polly Hill started the seeds to what has grown into the arboretum as we have it today. Her goals were really quite simple, she sought to gain a better knowledge and understanding of what trees and plants could be grown here in the unique conditions we have on the Vineyard. During her fifty years of growing plants she experimented with literally thousands of different trees and shrubs and today the living collection is the core of the arboretum and has about 1,600 different types of plants.
- The arboretum is constantly moving and assessing the types of plants to meet our growing needs and goals of our mission. That is the basis of the recent Vineyard Plant Selection Guide and was in part funded by the MVC.
- Polly's mission was greatly a horticultural one but also a greater one was a fact that as she developed the property she had a commitment to maintain a sense of place and the agricultural heritage of the landscape, the open field, stone walls and the buildings that were indicative of the Vineyard architecture.
- In terms of her vision she was ahead of her time long before town zoning and other regulations that put restrictions on how land was used. It was her sensitivity to the landscape and her respect of sense of place that led to the preservation.
- In 1998 the arboretum opened to the public and since its founding the arboretum has incorporated elements of research, conservation and education and to engage a larger range of people and not just the horticulturists.
- As the arboretum grew so did the need for adequate space for its programs and adhering to Polly's vision of stewardship we have been stewards in all aspects of the landscape and have had sensitivity to and have preserved the buildings on the property.
- The buildings on the property were reviewed; the administrative offices are in the oldest building on the property, the Cow Barn has been adaptively reused as a member library with a small apartment to house visiting research associates and lecturers, there is the greenhouse complex and the Littlefield house is currently the residence of the curator. These buildings are great examples of the arboretum's sensitivity to these buildings and adaptive use as well as the role to its history and the land. It is a nice balance of preservation and matching the arboretum's needs as well as an admirable effort to maintain and adaptively reuse these magnificent buildings.
- The arboretum is poised to advance our research conservation, education programs and have the need for adequate space and appropriate facilities to meet needs and goals.

- The arboretum is recognized as the leading plant science and plant based educational organization on the Island. The proposed building will provide advance course selection to students and naturalists, train student interns, extend school programs, have teacher training, house the growing collection of specimens and archival storage. These programs do not represent an expansion of our mission rather they reflect our efforts to fully realize our existing mission.
- The proposed building if built as planned would require the razing of the old barn built in the late 1870's and is in an advance state of disrepair. The potting shed is likewise in a similar state of disrepair and would require to be torn down. Currently the two buildings are used for convenient storage and do not serve any institutional need in meeting our mission. With each passing year they are becoming more of a liability both aesthetically and physically.
- The West Tisbury Historical Commission wrote a letter in support of the arboretum demolishing the two buildings and the Massachusetts Historical Commission is in support of our nomination to the National Register of Historic Places. National Park Services states removal of the buildings will not compromise the integrity of the nomination status.
- The arboretum considered all options and after intense discussions on if the old gym/barn was rehabilitated it was determined it would still not provide proper space. A new building is truly needed to meet our needs and once that conclusion was reached the overwhelming concern was that when the design process begins that it harmonizes with the Cow Barn and homestead and reflects the current aesthetics and maintains a scale that is conducive to the property.

**Peter Rodegast** presented the following.

- A brief walkthrough of the building was done including the interior of the building.
- There will be a classroom, laboratory and herbarium for teaching. In addition there will be a small bathroom and kitchen and access to the attic.
- The attic and basement will be for storage to include the 58 years of Polly's plant archives. Currently materials are stored in cramped, damp and unheated spaces.
- The proposed building will have the only true dry basement on the site and provide a much needed utility hub for the surrounding buildings.
- The existing footprint of the gym was shown in relation to the proposed building.
- The exterior of the proposed building will blend well with the other buildings with similar massing and materials. The proposed building will have shingle siding and white painted trim.
- The west side of the building facing away from State Road will support the solar panels which will provide double their current solar power.

### **3.3 Public Testimony**

**Hunter Morman** is on the Board of Directors for the Polly Hill Arboretum and said he appreciates the important process of this proposal and supporting Island life. This is the first time he has been involved in such a process and he reread the Island Plan and guidelines and criteria and the arboretum's work for this proposal was done in a good faith effort to comply and be in

conformance with those guidelines and principles. He hopes the MVC will see it their way and approve the request being made this evening.

**Doug Sederholm** is a member of the Board of Directors for the arboretum and wanted to point out that Thomas Clark did a great job and Timothy Boland is on a well-earned long time planned vacation and is not here tonight out of any disrespect for the Board and knew that Tom would do a great job and he did. He felt this project was a no brainer.

### **3.4 Commissioners' Discussion**

**Leonard Jason** asked where the staff will live if the barn is demolished. **Thomas Clark** said that no one has lived in the building since 2002-2003 and then it was used by Polly's caretaker. The only staff housing is the Littlefield house where he lives with his wife. The arboretum has an agreement with the Nature Conservancy for intern housing but that housing it is not on the arboretum property.

**Trip Barnes** is a trustee of the Agricultural Society for 30 years which is next door to the arboretum and the Agricultural Society went through a process to build a barn. The progress Polly Hill has made is tremendous and he can't believe how many people they process in and out of the arboretum and it is done very well and very quietly. It is a great project and the MVC should make a motion to proceed.

**Linda Sibley** noted that the MVC can't make any motion during a public hearing.

There was a discussion about the archeological study.

- **Christina Brown** asked to hear a little more about the archaeological study and the submitted exceptions to the DRI.
- **Thomas Clark** said at the LUPC site visit it was noted that there was a strong desire to employ the services of Jill Bouck and Dick Burt for the archaeological assessment. They will dig a number of test pits approximately 57cm x 57 cm to the subglacial layer and identify what they find and report on what they find to Polly Hill and the MVC.
- **Linda Sibley** asked what will be done if something interesting is found.
- **Thomas Clark** said Polly Hill will report back to the MVC as the first step and then his understanding is that the MVC refers the findings to Mass Historic and they would dictate how Polly Hill would proceed. He has spoken with the public archaeological lab in Rhode Island and has reviewed a more complete proposal from them and if need arise will go that route.
- **Christina Brown** said it would be helpful to the MVC as part of the application if the applicant would spell out the methodology and include it in writing in the application.

There was a discussion about the DRI exceptions.

- **Fred Hancock** said at LUPC it was suggested to the applicants that they present a list of DRI exceptions for MVC review.
- **Tucker Hubbell** said the question is once a DRI always a DRI. The arboretum is always doing maintenance and pulling building permits and we wanted to be sure that the West Tisbury Building Inspector was not being forced to refer every single permit to the MVC for this project. This request was to prevent excess paperwork and prevent being held up with

the project. He has read the 57 page report from the National Register and the exception list was done from contributory and noncontributory factors that they discuss. For the Visitor Center, bathrooms, greenhouse and one additional small greenhouse the applicant would like to be exempt from that referral process for any small projects that they may need. Obviously if there were any additions to existing buildings that trigger the MVC DRI Checklist the arboretum would have to go through the process. The applicant is not married to the list and if it would cause some issue it can be removed.

- **Linda Sibley** said in the list of conditions the MVC would have to say the applicant may do this or that.
- **John Breckenridge** asked for clarification on how the MVC conditions a specific project to what is at hand when all the things are not yet at hand.
- **Fred Hancock** said the MVC would consider that during Deliberation and Decision unless there is further clarification presented at this time.
- **Fred Hancock** asked the applicant to further clarify their statement about adding a greenhouse.
- **Tucker Hubbell** said there are two there now, one is on a foundation and one might be considered a temporary structure since there is no foundation. The third one that may be built would just be a shade house without a foundation and it would have a gravel base.
- **John Breckenridge** reiterated that the proposal is to demolish a barn and build a new building. All these other things are potentially something that could happen in the future.
- **Linda Sibley** said the applicant is basically asking the MVC to be able to do things in the future.
- **John Breckenridge** asked what the relation to the proposal is.
- **Linda Sibley** said the applicant does not want to have to come back to the MVC every time a smaller project is proposed on-site.
- **Leonard Jason** asked why the applicant would have to come back to the MVC.
- **Fred Hancock** said because it is a DRI.
- **Leonard Jason** said perhaps the MVC should reexamine what they have as a DRI checklist.
- **Linda Sibley** said this is a discussion that has nothing to do with a public hearing. The purpose of a public hearing is to get content and have a process discussion among the Commissioners. Sometimes the MVC may suggest the applicant list additional uses so they don't have to come back for a change of use, so they list the things they may want to do and this project is very similar.

There was a discussion about the archaeological study.

- **Christina Brown** asked where the test pits will be done and what is the footprint of the archaeological study.
- **Tucker Hubbell** said the grid will be either side of the existing structure and approximately 2.5 feet x 2.5 feet. A map had been prepared.
- **Christina Brown** asked if the grid includes the footprint of the existing building or just the perimeter of the building.
- **Karen Stanley** added it would be within the excavated area so it would be the outside footprint around the existing building and out to where the building site is.

- **Tucker Hubbell** added that the grid would also be slightly outside the existing building. He felt it is worth knowing. He stated that the museum which used to own the adjacent property spent \$10,000 to have 20,000 sf of archaeological digging done on what is now the Agricultural Society property and in two weeks' time they found one arrowhead and this is arguably 1,000 feet from the Polly Hill Arboretum. In the National Register they speak to a moderate to high likelihood and you could certainly say that about all of New England and North and South Water Streets in Edgartown. Certain things happen to those streets and you don't end up doing a dig. His point is there has been a dig done around the proposed area.
- **Linda Sibley** said that Tucker Hubbell mentioned finding arrowheads but the MVC concern is quite different. There are structures that were built by colonists and what might be found is not arrowheads. A house was dug up in Harvard Yard and fabulous colonial stuff was found. So we are all looking to be certain that when the applicant digs a foundation in a location that was obviously inhabited it will be different than arrowheads in the woods. If anything is there it most likely will be colonial. The proposed location is a place that had habitation versus the undeveloped wooded peice.
- **Doug Sederholm** said as a point of clarification the structures involved were built in the 1870's not by the colonists.
- **Fred Hancock** said the point is, as Christina Brown stated, the MVC needs further clarification on what the preliminary survey is that the arboretum is proposing. The MVC needs to have it on paper.
- **Linda Sibley** said she is more concerned about what happens when the applicant starts to build and if anything is found at that time.
- **Tucker Hubbell** said the preliminary plan was to have a dig in two or three sites and if nothing is found it would be reported back to the MVC and the arboretum could then get their building permit. When the building is torn down the applicant would absolutely have Jill Bouck and Dick Burt available to be there while that digging occurs. This process is not really anything different from when the arboretum renovated the Far Barn and found a fascinating granite walkway and at that time we called Dick Burt and he gave us a history on it and a granite well was also found which is a perfect specimen of the 1860's. The well has not been filled in with sand but a good heavy cover was placed on it and it is now a safe place and the historical well can still be looked at if needed.
- **Linda Sibley** said the archaeological dig is a procedural issue the MVC has run into in the past. People come before the MVC and testify to something but if it is not in writing and included in the conditions it has no bearing. It should be done soon.
- **Tucker Hubbell** said the process can be put in writing quickly and added that there is a time and financial part of this project as well.
- **Thomas Clark** said the issue is knowing the exact methodology.
- **Fred Hancock** said the site plan and the test pit locations should be included and it would be even better if that information became part of the applicant's offers.
- **Tucker Hubbell** and **Thomas Clark** said that can easily be done.

There was a discussion about tearing down the barn.

- **Ernie Thomas** said he can't understand why the applicant wants to tear down such a historic building when they have lots of land around that could be built on. Perhaps with

some effort the barn could be maintained and kept in its current condition. Why does the new building have to go in that location.

- **Christina Brown** said that was a good observation.
- **Thomas Clark** said the question is a valid one. It came up on the August 31, 2015 LUPC visit that perhaps the new building could be sited in open area to the west that is our vegetable field. There are really a number of reasons why from the Arboretum's perspective that was not a valid option. Our 1997 Conservation Restriction requires open space preservation on the property and provides that existing structures may be replaced as long as the new building's use is consistent with the Arboretum's mission. Rehabilitation or renovation of the gym building would not meet the needs of the arboretum to provide space for a herbarium, educational space and archival needs. We felt the building could not be renovated to meet those needs and even on the same footprint a new building would not adequately meet the needs. With regards to leaving the building intact and building somewhere else. The gym serves no purpose now and we have no need for unheated storage space. The fate of the building would be unknown.
- **Josh Goldstein** said the barn would rot until it fell on someone and then the arboretum would really have a problem.
- **Ernie Thomas** said things could be done to preserve it in its current state and condition, it is a historical building that is seen from the road. He feels this is a process that goes on in the Vineyard until we won't have any more historic buildings.
- **Thomas Clark** said it is a beautiful building but do all stewards preserve all buildings. He felt the MVC would have a hard time finding another organization that goes to the extent that the arboretum has to preserve our buildings and adaptively reuse them.
- **Ernie Thomas** asked how the applicant built the visitor center and the bathrooms with the Conservation Restriction.
- **Thomas Clark** said he was not sure the Conservation Restriction was in place at that time.
- **Tucker Hubbell** said in terms of the building it is fairly rotten and the applicant has every intent to recycle as much of the building as they can. There are some really good 2 x 12 stock that will be recycled out of that building. There is more of a possibility of lifting the potting shed up and sawing off two feet at the bottom that is totally rotted out, and recycling it to a farm. That would be similar to what was done with the 12 x 60 foot shed that was on the Littlefield property that was given to Mermaid Farm. The applicant will put in writing that they will recycle the building to the best that they can.
- **Linda Sibley** asked if the offer will state in writing that the potting shed will be made available.
- **Tucker Hubbell** said it would be a written offer but the applicant does not want to be specific to any one farm, but would make it available.

**Linda Sibley**, Public Hearing Officer suggested to close the public hearing to allow the applicant to make written statements and leave the written record open until 12 noon on September 14, 2015. LUPC would meet on September 14, 2015 to make a recommendation based on all public and written testimony and the Deliberation could happen on September 17, 2015.

**Tucker Hubbell** said now that the procedure has been explained the applicant would respectfully like to ask if the MVC could vote tonight and determine the conditions as well. Thomas Clark may be able to fill the MVC in more as to why the applicant is making the request. There is a financial part to this project right now. There is a \$400,000 grant and a \$200,000 grant from the Mass Cultural Council and a matching grant that goes with that which is a time sensitive grant and we would respectfully like to get this process done as quickly as possible.

There was a discussion about the timing of Deliberation and Decision.

- **Linda Sibley** said the suggested timetable is one week and partly because the conditions have to be carefully worded and there are also other items on the agenda tonight.
- **Josh Goldstein** asked if the applicant was in danger of losing the grants if the MVC does not decide tonight.
- **Thomas Clark** said to an extent yes as a matter of pushing out the start date of the project. A significant part of the project (actual construction) has to be completed by May 1, 2016 which is a requirement of the Mass Cultural Council for the \$200,000 grant and puts that funding in jeopardy and then as well the matching grant from a private foundation and that is essentially half of the funding we have raised for the project.
- **Josh Goldstein** noted that \$400,000 is not short money.
- **Fred Hancock** said he was confused. The applicant is talking about substantial completion of the construction by May 2016 and you think a week difference at this end will adversely affect that? He is just questioning and understands that winter is coming.
- **Thomas Clark** said when we get into the issue of archaeological findings if something is found it has to go to the state archaeological lab and go through permitting.
- **Linda Sibley** said the applicant can start their archaeological discovery anytime they want. They are using local people for the test pits and MVC permission is not needed for the dig. MVC approval is needed to tear the building down and the applicant also wants conditions to prevent having to come back to the MVC for small stuff and those have to be properly worded.
- **Tucker Hubbell** said the applicant would retract the exception list if it bogs down the approval process of the project.
- **Linda Sibley** said as the public hearing officer she is going to do what was stated and the only way to override that is for a Commissioner to make a motion to waive LUPC and go directly to a decision. This is the MVC process and defending that is more than a virtuous thing. If the MVC varies our process and then we don't have it right the applicant is then in bigger trouble.
- **Leonard Jason** said why not approve the project subject to submitting the applicant's methodology for the archaeological study by their experts and LUPC can meet on Monday. The process is not cut in stone.
- **Fred Hancock** said LUPC typically looks at other items such as landscaping issues and this is a big thing to push over to LUPC.
- **Linda Sibley** felt there are other issues that are small but have to do with rewording things so they are proper conditions. The MVC can reword the conditions but it cannot be done tonight with other things on the agenda.

- **Fred Hancock** said the MVC hoped that the applicant understands that this project is very fast tracked by the MVC's normal procedure. This project has been in the works for a while but the project has taken a long time to get to the MVC but the applicant's time at the MVC has been relatively short. He is a little concerned that the MVC is being made out to be the bad guys here and that is not the case.
- **Tucker Hubbell** said the applicant did not feel that way.
- **James Vercruysse** said he wanted to support Leonard Jason on this issue when the applicant said they want to withdraw the DRI exceptions. Then the archaeological stuff can be worked out. He did not think there is any good or bad stuff here. It has been a very impressively presented project and he really thinks the applicant will do the right thing.
- **Linda Sibley** said that is a motion that can be made outside the public hearing.

### **3.5 Applicants' Closing Statement**

**Thomas Clark** said the project is of great importance to the arboretum and its programs and more importantly how we deal with our space and our programs is more important to the Island overall. We want to stay on our mission and we feel we have been excellent stewards of our landscape and we will continue to do so and will uphold in whatever direction the Commission gives us on approval of such a project.

**Linda Sibley**, Public Hearing Officer closed the public hearing but left the written record open until 12 noon on September 14, 2015. Post public hearing LUPC will be on September 14, 2015 and Deliberation and Decision on September 17, 2105.

***Josh Goldstein moved and it was duly seconded that the project move to Deliberation and Decision tonight contingent on LUPC approval of the conditions as noted and terms of the applicant's Island appointed archaeological commission.***

- **Leonard Jason** said it is a good project and everyone is a winner here.
- **Christina Brown** said there have been a number of projects for various reasons that the MVC has voted to go right into LUPC the same night so this is not setting a precedent.
- **Fred Hancock** said his concern is that there might be issues that come to light with this or other parts of this project after careful consideration that the MVC might want to have in the written decision that might not be discussed tonight if the MVC does do Deliberation and Decision tonight.
- **Josh Goldstein** said he thought that is why the MVC had LUPC talking to the applicant on Monday.
- **Linda Sibley** said that would be too late.
- **Fred Hancock** said normally the Commission cannot add things to the written decision that are not part of Deliberation and Decision in terms of things being brought up.
- **Linda Sibley** said the MVC very rarely does not give projects to LUPC. Would it be precedent setting not to go to LUPC, yes, it is rare perhaps once in five years and it has only been when there are no outstanding questions and to me people from the Commission have asked outstanding questions that should be in writing because they are unforceable if not.

- **Josh Goldstein** said isn't there only one outstanding question which is the archaeological issue.
- **Fred Hancock** said the MVC does need a number for the affordable housing contribution and that has to be a real number.
- **Leonard Jason** asked why the MVC does not have a real number for the affordable housing.
- **Fred Hancock** said that is because the applicant changed the plan and reduced the square footage and it is not certain if we have the real square footage.
- **Linda Sibley** said what would be precedent setting is what Leonard Jason has proposed which is to write the conditions after the approval.
- **Leonard Jason** said precedent setting is a form of good government. It is flexible and is people getting things done for this community and the MVC has done it many times. It was done for the Wakeman Center and the Airport.
- **Trip Barnes** said he feels Leonard Jason and Josh Goldstein are on the right track. We have a good neighbor and he feels the MVC is questioning their integrity if the MVC says they are going to do something different, the applicant will not. They have good intentions and we should get on with this approval. He noted that he said that an hour ago and felt the applicant was being treated poorly.
- **James Vercruysse** said he did not think a week would be a hardship for any body and also considering the process the MVC has to go through. The project is very well presented and he thinks the MVC can get it worked out. He understands the point that it is a legal document that has to be signed and abided by and the MVC and the applicant wants it to be right. If the MVC feels it can be gotten right tonight the MVC should do it. If the MVC really feels that is not going to happen that needs to be considered. Sometimes the Commission finds things in the written decision that are wrong and that is a fact too. The MVC wants to correct that from happening and have time to think about it. He thinks the Commission could do Deliberation and Decision tonight if the MVC has the time in the schedule but did not think a week is as much of a hardship considering what the MVC goes through for this whole review.
- **Linda Sibley** said there are two points that she really cares about. The process really matters. Anyone can walk into this room and say it is a good project and well thought out and knows the MVC is going to approve it. The MVC cannot not go through the process of balancing those things. The MVC is ordered by Chapter 831 to go through a process. She does not think the applicant is being badly treated and thinks there is a real danger that the applicant is being preferentially treated and that someone who comes to the MVC with a commercial project that is very well thought out would not get the preferential treatment. Her family is a member of the Polly Hill Arboretum and they love it and this is one reason why she feels it is wrong that she should be voting just because the applicants are good people and should be trusted. There is a process of the way the MVC does business and should do business.
- **Christina Brown** said she has an increasing and deep concern that there is something about this one week that was not heard from the applicant's point of view. She has a lot of respect for meeting grant deadlines but the MVC did not hear that there was an issue to be concerned with if the MVC waited one week for Deliberation and Decision.

- **John Breckenridge** said that is something that should have been heard at LUPC and it wasn't. If the applicant had a real concern that was their chance to tell the MVC.

**Voice vote. In favor: 5. Opposed: 5. Abstentions 0. The motion did not pass.**

**Fred Hancock**, Chairman said the MVC will see the applicant at LUPC and looks forward to additional information presented by 12 noon on September 14, 2015. He asked the Commissioners if there will be a quorum available for next week for Deliberation and Decision.

**Robert Doyle moved and it was duly seconded to reconsider the prior motion.**

- **Fred Hancock** noted that there are other items on the agenda tonight if the motion to reconsider passes.

**Voice vote. In favor: 10. Opposed: 0. Abstentions: 0. The motion passed.**

**Josh Goldstein** asked if it would be possible for the applicant to go and provide what the MVC asked for and then the MVC could continue with the agenda and then return to the Polly Hill Arboretum Deliberation and Decision. **Thomas Clark** said they could do that.

**Josh Goldstein moved and it was duly seconded to hold Deliberation and Decision for the Polly Hill Arboretum tonight later in the agenda. Voice vote. In favor: 9. Opposed: 1. Abstentions: 0. The motion passed.**

**Fred Hancock**, Chairman asked the applicant and staff to retire and work out the items in question and then after continuing with the agenda the MVC will take up Deliberation and Decision for the Polly Hill Arboretum.

**Doug Sederholm** rejoined the meeting.

#### **4. 2 BEACH STREET HISTORICAL DEMOLITION-EDGARTOWN C.R.4-2015 CONCURRENCE REVIEW**

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*Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, L. Jason, D. Sederholm, L. Sibley, E. Thomas, J. Vercruysse.*

**Fred Hancock**, Chairman noted that the Concurrence Review is for a project where the applicant is asking for demolition and based on the checklist it is a concurrence review. The MVC hears a preliminary amount of information and decides to concur with the referral or send it back to the town.

##### **4.1 Staff Report**

**Paul Foley** presented the following.

- The applicant is Beach Street Properties LLC (Alex Marx) and Brooks & Falotico Associates (Architects).
- The applicant is not at the meeting, they were going to send someone to attend but were unable to fly in due to the storms so they asked the MVC to proceed and if any major questions arise they will try to be here next week to answer those questions.
- The project location is 2 Beach Street, Edgartown Map 29B Lot 84 (0.09 acres).
- Zoning is R-60 Residential. The property lies within the shore zone of the Coastal DCPC. The house is not in the Edgartown Historic District though it is close. The Historic District

lies across the marsh in front of this house. The area is proposed to be in the Edgartown Historic District.

- The site conditions were reviewed.
- The Edgartown Historic District locations were reviewed.
- Key issues include.
  - Does the project need to be reviewed as a DRI.
  - How historically significant is the building.
  - Does the proposed replacement building create any new impacts.
  - The neighbors have concerns that the new building might block views.
- The tax records say only that the house was built in 1890. Some in Edgartown doing research on the building believe that it (along with two houses on North Water Street) incorporated materials recycled from a huge ice house that had been located near a fresh water pond further inland than the existing bowling alley on the Vose property (up the road from this house) which was reportedly torn down over 100 years ago. Apparently Henry Hough wrote a book about the ice house which may have further information about this house.
- The building is typical of simpler Edgartown homes built during the period. It is two stories high, clad in natural shingles with white trim, with a gable roof punctuated with a dormer and octagonal tower in the corner, and with double hung windows (six over six on the ground floor and four over four in the dormers). A ground floor porch extends along the whole front.
- The building lies within the area which the Edgartown Historic District Commission is proposing to include in an expansion of the Edgartown Historic District.
- The proposal is to replace the existing building with a new house that would be within the existing footprint except that a small 48 sf section that partially encroaches onto the town right of way would not be built.
- There is also a 13 ft x 7 ft garage that has to be torn down.
- The Edgartown Historic District Commission which also acts as the Edgartown Historical Commission has recommended that the existing building be preserved.
- The MVC asked the Massachusetts Historical Commission for an opinion about eligibility for listing in the National Register of Historic Places but has not heard back yet.
- Footprints of the existing and proposed buildings were reviewed as well as the elevations.
- The Edgartown Historic District does not review interiors too much they are mostly concerned with the exterior.
- When the project first came to LUPC the committee asked to submit a P & F to the Massachusetts Historical Commission (MHC) because they were under the impression that MHC would be commenting but information was received back that MHC does not comment on projects brought before the MVC.
- A letter was received from the assistant to the Historic District Commission. They have met and the house on Beach Street is of particular interest due to its location that is so close to the Historic District and if the district is expanded as proposed the house will be in the Historic District. The Historic Commission has seen similar homes restored and renovated without destroying the primary historic facades. The Historic Commission recommends that the project goes for public review.
- The proposed sketch of the building was reviewed.

- An email was received from Diane Deralda who lives across the street on Dunham Road and is concerned about the proposed building. She is not opposed to redevelopment of the property in the Coastal DCPC but has parking concerns for contractors, elimination of the turret, extension of the roof line, and the visual impact of the proposed building from a historic perspective.

#### **4.2 Commissioners' Discussion**

There was a discussion about a public hearing.

- **Josh Goldstein** asked if the MVC is the only body to hold a public hearing on this project.
- **Leonard Jason** said the applicant can go to the Board of Appeals for a special permit.
- **Josh Goldstein** said the MVC could turn the referral back to the town of Edgartown but he is concerned if the citizens would still be able to voice their concerns.
- **Christina Brown** said the Board of Appeals is not as familiar and does not have a detailed background about historic buildings and issues as the Historic District Commission and the MVC does. Since the Edgartown Historic Commission recommends the referral goes to public review she recommends it goes to a public hearing to let the public come in and the Historic Commission can also come and talk about some of the historic issues that are involved. She is suggesting the MVC takes the referral to a public hearing.

There was a discussion about the need to move part of the building.

- **Leonard Jason** asked if there is an LUPC report. He noted that regardless of this commission's decision the house needs to be re-moved in the areas that were within the town's right of way.
- **Fred Hancock** said LUPC made the recommendation to not concur.
- **Linda Sibley** said she wants to hear more clearly from Leonard Jason (who is the Edgartown Building Inspector) that the whole building needs to be moved.
- **Leonard Jason** said the whole building does not need to be moved. A section of the house is in the road and something has to be moved.
- **Linda Sibley** said she thought it was only the garage that needed to be moved.
- **Leonard Jason** said the garage is also in the road.
- **Fred Hancock** said that in the new plan the applicant is not building in the town right of way.
- **Linda Sibley** noted that something will need to be done with the existing building.
- **Leonard Jason** said yes since it has been determined that the existing house is in the town right of way.

**Fred Hancock** said that typically the MVC uses the LUPC recommendation as the first motion.

**Christina Brown** asked if it is required that the LUPC recommendation be the first motion.

**Linda Sibley** said the MVC discusses that.

***Christina Brown moved and it was duly seconded to accept the project as a DRI and to go to public hearing and to concur with the referral.***

- **James Vercruyse** said the MVC has been thrust into this role to determine what is and is not historic. Adam Turner is developing a checklist or some criteria that the MVC should

consider. We can look at a picture and see it is an old building but who should be saying it is or is not historic. It is not an easy thing to just snap your fingers and decide.

- **Leonard Jason** said the issue is only going to get worse as buildings are becoming 100 years old.
- **John Breckenridge** said the MVC originally involved Mass Historic and also realized as part of the process that the MVC should not have eliminated the input of local Historic Commissions who could give background of the historical significance. In the letter from the Edgartown Historic Commission it was noted that it is the compelling charm of the building but it would have been the MVC's hope that they would have said this is the historic significance of the building. The MVC needs the Historic Commission's help and guidance in some of these issues and they should be able to tell the MVC what the historic significance is and give good reasons. The MVC should hear from them why or why not a building should be saved.
- **Josh Goldstein** agrees with John Breckenridge and asked if Leonard Jason or Trip Barnes knows anything about the building.
- **Trip Barnes** said he has moved families in and out of the home. It is an old Edgartown summer house. Just because it is 100 years old the MVC is being asked to review it. He grew up on Chappaquiddick and knows a lot about Edgartown real estate and Leonard Jason is the town Building Inspector. The house is not a wonderful hand carved or special building. There was a discussion at LUPC on what should be done next. For determining what is historical hopefully the MVC can get it down to some sort of a science and hopefully Adam Turner can get the Commission some sort of checklist to review.
- **Robert Doyle** said it is an old building but so what, perhaps it should be torn down.
- **Doug Sederholm** said he agrees with Robert Doyle's sentiment. Just because something is old does not make it historic and whether or not this building is historic the MVC does not know. It is old and just because it is old doesn't mean it has to stick around. Historic should be that it has significance in our culture and our history and not all old things do. But if the house is historical the MVC should be paying attention to it and what is done with it. However, what he is hearing from Leonard Jason, regardless if it is old or historic, is that it has to be moved.
- **Leonard Jason** said a portion of the house is encroaching into the town right of way.
- **Doug Sederholm** asked how much of the house is encroaching.
- **Leonard Jason** said he did not know but the part of the house and the garage are in the right of way.
- **James Vercruysse** noted that due to that fact the house has to be altered.
- **Paul Foley** showed what part of the property is in the right of way.
- **Doug Sederholm** said whether the house is historic or not it has to be altered, so regardless what the MVC decides the encroaching part has to be removed.
- **Linda Sibley** said there are two reasons why she abstained at LUPC. The MVC has a letter from the Edgartown Historic Commission which appears to be asking the MVC to hold a public hearing and should the MVC disrespect their request because they did not state why it is historic. If the MVC sends the referral back to the town without admitting it the MVC would be ignoring their request. As the Commission has found over and over again you cannot condition a concurrence review. What the MVC is told to get us to not concur is utterly unenforceable and that bothers her. The MVC is unsure what the

applicant will do with the building and because the Historic Commission is saying the appearance of that street is classic Edgartown and because the MVC has been told what they will do, it is not enforceable. The proposed building could end up being Bauhaus and clear glass.

- **Leonard Jason** said because the house is historic, for whatever reason, a project comes before the MVC and we cannot determine if it is in fact the house that is historic and the Historic Commission in the town isn't giving any information if it is in fact historic. The Historic Commission just says please hold a hearing. He thinks the MVC has a responsibility to determine if the house is actually historic.
- **Josh Goldstein** said the MVC could find that out by the Edgartown Historic Commission telling us why it is historic and why they want a public hearing. The Historic Commission is asking the MVC for something that is not even in the Historic District.
- **Ernie Thomas** said he would like to hear more about the right of way issue. If the house is altered it might destroy any historic value that the house may have. Is the house in the way of the snow plows or why is it now an issue that it is in the right of way
- **Leonard Jason** said the house got referred to him as the Building Inspector for zoning information . Once he is aware that there is a violation he tells the architect.
- **Ernie Thomas** said the corner of the house has been in the right of way for a hundred years. If it is in the right of way and the town wants to widen the road it perhaps could be an issue. Cutting off the corner of the house perhaps could alter the historic value.
- **Fred Hancock** noted that a yes vote is to go to public hearing.

**Roll call vote. In favor: J. Breckenridge, C. Brown, D. Sederholm, L. Sibley, E. Thomas, J. Verduyse. Opposed: T. Barnes, R. Doyle, J. Goldstein, F. Hancock, L. Jason. Abstentions: none. The motion passed.**

## **5. OLD COACH ROAD DCPC AMENDMENT WRITTEN DECISION**

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*Commissioners Present:* T. Barnes, J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, L. Jason, D. Sederholm, L. Sibley, E. Thomas, J. Verduyse.

**Doug Sederholm** recused himself as his law partner has represented the Banks family.

**Fred Hancock**, Chairman said the Written Decision is to change the DCPC boundaries for the Special Ways in West Tisbury that was changed on the floor of Town Meeting and the MVC amended the boundaries of Old Coach Road to conform with the town meeting vote. This is the Written Decision of the vote that the MVC took to truncate what had been designated as the Special Way.

**Linda Sibley** asked Jo-Ann Taylor if the Written Decision was reviewed by counsel. **Jo-Ann Taylor** said it was.

**Fred Hancock** said the MVC can go through the Written Decision page by page or vote to approve.

**Linda Sibley moved and it was duly seconded to approve as written.**

- **Trip Barnes** said the whole issue was this was going to cut off access to the Banks property. There was a lot of back and forth conversation and was that resolved. He is not

going to vote on the Written Decision unless the Banks family is satisfied and has access to their property.

- **Jo-Ann Taylor** said the Banks property is not affected by the amendment.

**Roll call vote. In favor: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, L. Jason, L. Sibley, E. Thomas, J. Vercruysse. Opposed: none. Abstentions: none. The motion passed.**

## **6. POLLY HILL ARBORETUM EDUCATION DECISION-WEST TISBURY DRI 657 DELIBERATION AND DECISION**

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*Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, L. Jason, L. Sibley, E. Thomas, J. Vercruysse.*

### **6.1 Applicants' Statement**

**Peter Rodegast** said the PAL procedures have been modified a little bit and the plan for the test pits was shown.

**Josh Goldstein moved and it was duly seconded to go to Deliberation and Decision. Voice vote. In favor: 10. Opposed: 0. Abstentions: 0. The motion passed.**

### **6.2 Deliberation and Decision**

**Linda Sibley moved and it was duly seconded to approve the conditions as submitted by the applicant.**

- There was a discussion about being a DRI.
  - **James Vercruysse** clarified that the proposed exceptions to future DRIs have been removed.
  - **Linda Sibley** clarified that once a DRI always a DRI is not always true. The new change has to arise to the level to be a DRI.
  - **Leonard Jason** said the record could show that the MVC reviewed those conditions and the MVC agreed they would not come back to the MVVC.
  - **James Vercruysse** asked how that would work with the Building Inspector.
  - **Leonard Jason** said the Building Inspector would be shown the decision that it doesn't come back to the MVC.
  - **Linda Sibley** added unless the change triggers the DRI Checklist on its own. The applicant should always be able to run it as they have. In the decision the MVC could clarify in the ordinary course of what they do is okay.
  - **Leonard Jason** said it doesn't have to be a condition. The decision could just recognize the fact that the MVC agrees with what the applicant proposes and then they have something to give to the Building Inspector.
  - **Fred Hancock** said the decision perhaps needs to states that if the applicant changes what they propose it would come back to the MVC.
- There was a discussion about the archaeological survey.

- **Fred Hancock** had a question about the results of the preliminary archaeological study. It needs to be more specific of what happens if an artifact is found.
- **John Breckenridge** said the key thing is how PAL will be engaged if an artifact is found.
- **Fred Hancock** said perhaps the applicant would have to come back with a proposal to LUPC.
- **Linda Sibley** said the MVC doesn't even have a definition of what an artifact is.
- **Josh Goldstein** said the applicant's experts would know what warrants a review by PAL.
- **Fred Hancock** said PAL has no authority unless the MVC gives them authority.
- **Linda Sibley** said the MVC could state the applicant has to satisfy PAL conditions.
- **Fred Hancock** said if significant things are found it was what the second part is and what authority to enforce what the second part is that is not clearly stated. If something is found and it is significant somebody has to have the authority that more digging has to be done. PAL can make the recommendation that more excavation should be done but they don't have the authority to make it happen. What has happened before is that PAL does a survey and then nothing further is done.
- **Linda Sibley** said that in a prior case there was a concern over a larger property and there was Native American significance. This is a different property and the MVC is only concerned about the cellar hole and not the rest of the property.
- **Fred Hancock** said the MVC is also concerned about the perimeter around the existing building.
- **Linda Sibley** said the MVC is only concerned that anything that is found in the disturbed area is properly preserved.
- **Robert Doyle** suggested that it should be stated that the MVC will follow PAL's recommendations.
- **Leonard Jason** asked how the MVC handled this issue in the past.
- **Linda Sibley** said the MVC did it badly in the past. The MVC said the applicant had to go to PAL and then found out that PAL didn't have any authority.
- **Linda Sibley** suggested the applicant state if anything is found during the excavation it will be preserved.
- **Thomas Clark** agreed with Linda Sibley's suggestion.
- **Fred Hancock** said if things are found that warrant further excavation it should come to the MVC.
- **Linda Sibley** suggested that the language state that the MVC reserves the right to review future findings.
- **John Breckenridge** said the conditions state the MVC will be kept apprised of any findings and language could be added that the MVC will determine if any further investigations are required.
- **Leonard Jason** said PAL gives you a report that says you should do more and the MVC should reserve the right to require further investigation.

- **Fred Hancock** questioned if the findings would be sent to LUPC or the full commission.
- **Leonard Jason** said he did not feel he could be an expert on if a finding is significant.
- **Robert Doyle** said he was still a little baffled about the list of exceptions.
- **Linda Sibley** said the MVC will say something general to make it clear that any projects don't come back to the MVC unless they trigger the DRI Checklist.
- **James Vercruyse** asked if a real number was determined for affordable housing.
- **Fred Hancock** said the MVC could wait to determine that number until the MVC has the Written Decision.
- **Thomas Clark** said the arboretum will base the affordable housing contribution on the original proposed footprint.
- Benefits and Detriments.
  - The development at this location is appropriate in view of the available alternatives.
  - The proposal will have a negligible impact on wastewater and will meet the MVC nitrogen loading policy for the Tisbury Great Pond Watershed.
  - The arboretum has a Conservation Restriction that is dedicated to preserving open space.
  - Lighting will be minimal.
  - The proposal includes solar panels to generate energy for the facility.
  - The project will have a minimal impact on traffic.
  - The proposed building meets the local vernacular style and will retain the rural character and scenic values of the property.
  - There will be no impact on abutters.
  - The applicant has offered an affordable housing contribution.
  - The project will provide a specialized facility for plant and botany education and expand educational opportunities for Island school children.
  - The project will not unduly burden public facilities and services.
  - The project is consistent with State, Town and Regional objectives.
  - The proposal conforms to zoning.
- There was a discussion about the language for the conditions.
  - **Linda Sibley** said language should be added under possible conditions that the applicant does not need to come back to the MVC for review during the normal course of business.
  - **Adam Turner** said what the applicant is suggesting is that if they trigger a DRI item they will come back to the MVC. For the general small things the applicant will not come back to the MVC.
  - **Linda Sibley** said we need to find a right way to word that and we all need to agree with that.
  - **Christina Brown** said the MVC might want to mention that there are a number of standard conditions that are procedural that will be part of the decision.

**Roll call vote. In favor: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, L. Jason, L. Sibley, R. Thomas, J. Vercruysse. Opposed: none. Abstentions: none. The motion passed.**

**Fred Hancock**, Chairman noted that the MVC does not need a quorum next week. Staff will get the Written Decision done so it can be voted on next week.

**Linda Sibley** said a quorum is needed of the Commissioners that voted tonight.

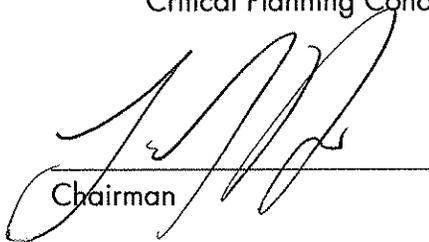
**Fred Hancock** said the proposed project is a good and a wonderful project and that makes approval of a demolition much easier especially when there is a good project to replace the demolition. The benefits far exceed the detriments for the demolition of the historic building.

**Thomas Clark** thanked the MVC for their flexibility.

The meeting was adjourned at 9:55 p.m.

DOCUMENTS REFERRED TO DURING THE MEETING

- Minutes of the Commission Meeting – Draft, Held on August 6, 2015
- Martha’s Vineyard Commission DRI 657 2015 Polly Hill Education Center MVC Staff Report – 2015-09-03
- Polly Hill Arboretum Narrative Dated July 29, 2015
- Alternative Proposal for Archaeological Review Dated August 31, 2015
- Letter from the Massachusetts Historical Commission to Timothy Boland, President, Polly Hill Arboretum Dated July 13, 2015
- MVC Draft List of Exceptions to Automatic DRI Review for Polly Hill Arboretum Received August 31, 2015
- Correspondence Regarding the Polly Hill Arboretum Educational Center
- Polly Hill Education Center Plans
- Polly Hill Arboretum National Historic Register Application and Acceptance
- Martha’s Vineyard Commission C.R. #4 – 2015 Beach St. Historic Demolition MVC Staff Report – September 24, 2015
- 2 Beach Street Edgartown Proposed Demolition Site Plan, Floor Plan and Elevations
- Decision of the Martha’s Vineyard Commission Amending Designation of Old Coach Road Special Way by Rescinding a Portion of the Designation, Island Road District of Critical Planning Concern-Special Ways Zone in the Town of West Tisbury, July 16, 2015

  
Chairman

11-17-15  
Date

  
Clerk-Treasurer

11/23/15  
Date

Clerk-Treasurer

Date