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Minutes of the Commission Meeting

Held on January 20, 2011

In the Stone Building

33 New York Avenue, Oak Bluffs

IN ATTENDANCE

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

- | | |
|--------------------------------------|-----------------------------------|
| - Bill Bennett (A – Chilmark) | P Lenny Jason (A – County) |
| P John Breckenridge (E – Oak Bluffs) | P Katherine Newman (E – Aquinnah) |
| P Christina Brown (E – Edgartown) | P Ned Orleans (A – Tisbury) |
| P Peter Cabana (A – Tisbury) | - Camille Rose (A – Aquinnah) |
| - Martin Crane (A – Governor) | 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 Chris Murphy (E – Chilmark) | P Holly Stephenson (E – Tisbury) |
| P Jim Joyce (A – Edgartown) | |

Staff: Mark London (Executive Director), William Veno (Senior Planner), Paul Foley (DRI Coordinator), and William Wilcox (Water Resource Planner).

Chris Murphy called the meeting to order at 7:00 p.m.

1. MINUTES

1.1 January 6, 2011

Christina Brown moved, and it was duly seconded, to accept the January 20, 2011 minutes with corrections to typographic errors as submitted by Commissioners. A voice vote was taken. In favor: 12. Opposed: 0. The motion passed.

2. MARTHA'S VINEYARD MUSEUM

Present: David Nathans (MV Museum), and John Abrams (South Mountain), Conrad Ello (Oudens-Ello Architecture) presented the preliminary concept of moving the museum to the Seamen's Hospital in Vineyard Haven.

David Nathans read the mission statement of the MV Museum.

- He explained that there were three major issues interfering with the mission of the museum: more and better quality space for collections, more and better quality space for exhibitions, and greater accessibility for community involvement.
- Current location in Edgartown makes it impossible to meet the needs of the museum.
- Currently looking at the Marine Hospital in Tisbury for the future site of the museum.

John Abrams explained that South Mountain and Oudens Ello Architecture were hired to conduct a feasibility study and to produce a schematic design. Currently doing outreach to the public to obtain input on the feelings of the community regarding the site. He gave a slide presentation on the proposed site.

- The site has enough space for the proposed activities.
- There is excitement of the potential renovation of a historical building.
- It is within walking distance of the center of town, Steamship Authority, and harbor.
- Had a meeting with the Tisbury Planning Board and abutters, all were supportive.
- The property is zoned residential, with the allowance for community, educational, and non-profit organizations.
- 22 design objectives were created which included:
 - Connect the property with Vineyard Haven visually and functionally,
 - Maximize the sensitivity of the neighborhood regarding cars, visibility, noise, and light,
 - Restore and showcase the front façade of the original building,
 - Create additions that complement the existing structure,
 - Achieve a Vineyard feeling of scale and detail,
 - Implement state of the art, energy efficiency that surpasses best museum practices,
 - Minimize the use of fossil fuels,
 - Employ composting waste disposal system to keep nitrates from the pond,
 - Create a community treasure that the people of the Island will love and support.
- Goals include restoring the building while bringing it up to high performance standards and make additions that will preserve the 1895 building as the focal point.
- Two options were considered by the Museum Committee:
 - Keep the brick addition in the back and add to the back.
 - Remove the brick addition, which restores the original rear façade, and add to the west.
- The Museum Committee chose to remove the brick addition and add on to the west of the building for the following reasons.
 - Restores the building to the original 1895 design.
 - Diminishes the impact of new addition the most by tucking it into the trees.
 - Removes the brick addition which is very difficult to renovate and to use.
 - The buildings on the west will screen the closest abutters from noise, people, and cars.
- The site plan of the proposed building was presented.
- They are looking for comments, reactions, and suggestions.

There was a discussion regarding parking.

- **Doug Sederholm** asked how big the parking lot was and what kind of traffic was anticipated.
- **Conrad Ello** said that they have not conducted a traffic study, however a rise in traffic is anticipated. 55 parking spaces are currently planned.
- **Doug Sederholm** asked if there was a standard for museums for parking in relation to exhibition space.

- **Conrad Ello** explained that parking would be based on projections for visitations, not necessarily size. It was felt that 50 parking spaces was as large of a lot that could be provided without having a negative impact on the abutters.
- **David Nathans** explained that on a peak day there are approximately 150 to 200 visitors throughout the cycle of a day.

There was a discussion regarding the pedestrian access.

- **Christina Brown** asked for more information on foot traffic and connections to the ferry and downtown. It seems really out of the way, although it is physically close.
- **John Abrams** explained that it is important to open up the property so that it is really visible and becomes an attractive place.
- **Linda Sibley** pointed out that the museum is on a steep hill and may be deterrent for people to walk up to the building.
- **John Abrams** explained that the path along the driveway would be at a more gradual grade than the stairs. Both the front and back doors would be open for access into the building.

Holly Stephenson hoped the grounds would be open to the public for picnics. She recommended adding a kayak landing as well as being connected to the bicycle path.

Ned Orleans asked how child oriented the museum planned on being. **Nancy Cole**, Education Director, explained that she currently works with schools, but has limited space. The proposed project includes a classroom on the first floor of the main building. They are working towards making the exhibits more children friendly.

Peter Cabana raised the possibility of outdoor landscaping based on the area's lighthouses, in relation to the Fresnel lens.

Fred Hancock said he was pleased to hear the proposal included opening the view to the harbor. **John Abrams** said that he has spoken with Jane Varconda, Tisbury Conservation Commission, and she was also pleased.

There was a discussion regarding the size and appearance of the building.

- **John Abrams** said that the back building would be 7,500 sf. The original building would be 7,200 sf. All of the buildings combined would be 20,000 sf.
- **James Joyce** noted, in light of concern on the Island regarding large houses, that the building looked like a mansion.
- **Fred Hancock** said that it was appropriate because it was not a private residence, but a public building.

There was a discussion regarding parking for events.

- **John Breckenridge** asked if shuttles would be available for events that took place.
- **David Nathans** said that shuttles would be worked out for events that would require extra parking.
- **John Breckenridge** asked how the parking needs would be determined for the functions.

- **David Nathans** explained that they have held functions off site and had to use shuttles and expect to have to do the same in certain situations.

There was a discussion regarding Native American artifacts.

- **John Breckenridge** raised concerns regarding Native American artifacts at the site.
- **John Abrams** explained that they had discussions with the State Commission and with PAL. He said it sounds like there is not much at that site. A study had been recommended, which would be part of the plan.
- **John Breckenridge** asked if the Tribe had been contacted.
- **John Abrams** said that one of the abutters was a part of the Tribe, so there has been communication with the Tribe indirectly with the abutter.
- **John Breckenridge** and **Lenny Jason** said it was an important issue and encouraged discussions with the Tribe.

Kathy Newman asked if there were any plans to connect the property with the water. **David Nathans** said they had historic boats and had ideas about the use of the harbor and pond. **Holly Stephenson** added that the original ferry dock is in front of the property along with a lot of other historical connections.

David Nathans described the pros and cons of each site.

- The Edgartown site is on one acre and does not offer enough space. There is no parking and access is not easy because it is two blocks away from Main Street.
- The West Tisbury site is a greater distance for people to travel.
- The Vineyard Haven site is close to the Steamship, the collections and exhibitions would be able to be together in one place, and the building becomes a part of the collection.

Lenny Jason asked for a comparison of space. **David Nathans** explained that the Cooke House would still be used for exhibition.

- Currently there is approximately 13,000 sf. in the various properties in Edgartown, including the Cooke House. The space is interrupted by windows and doorways.
- There is approximately 2,000 sf. in exhibition space, not including the Cooke House.
- The proposed site would allow for 4,000 sf. of indoor exhibition space and 1,500 sf. outdoors. The site also allows greater flexibility.
- There would be an additional 5,000 to 6,000 sf. for collection storage, which is lacking in Edgartown.

There was a discussion regarding the next steps.

- **John Abrams** explained that once the public comments and information are gathered, the Museum Board will deliberate on purchasing the property.
- **David Nathans** explained that the Museum needs to feel confident that they can raise the money to do the project.

Any questions or comments can be directed to David Nathans at dnathans@mvmuseum.org

3. BUDGET

Commissioners Present: J. Breckenridge, C. Brown, P. Cabana, E. Hammarlund, F. Hancock, C. Murphy, J. Joyce, L. Jason, K. Newman, N. Orleans, D. Sederholm, L. Sibley, B. Smith, H. Stephenson.

John Breckenridge presented the draft FY2012 budget.

- The Finance Committee recognizes the economic difficulties on the Island and worked hard to keep the budget as lean as possible.
- There is a 0% increase to the budget from FY2011
- There is a 0% increase to COLAs for employees
- There is a 0% increase to the total assessment to the towns from FY2011
- The State has not provided the equalized valuations, once they are received the distribution of the assessment may change.
- There are two separate line items for OPEB (Other Post Employee Benefits) which will start addressing the long term liability.

Ned Orleans moved, and it was duly seconded, that the draft FY2012 budget be adopted.

- **James Joyce** asked for an explanation of the \$40,000 that had been included in the MVC's budget during the preparation of the Island Plan; when the Island Plan was completed the \$40,000 was no longer needed. There was no increase to the budget that year, but it did not decrease by \$40,000.
- **John Breckenridge** explained that the funding of the Island Plan from town assessments ended in FY2009. However, in FY2010 there were normal increases in expenditures and there was a decrease in projected revenues. There was an initial budget with a 5% increase in town assessments. Subsequently, the budget was revised and the increase was brought down to \$40,000 so there would be no net increase compared to the previous year with the Island Plan. This was explained to Edgartown two years ago. The question is being raised again and there is a meeting scheduled with Edgartown to resolve the issues.
- **James Joyce** asked whether each employee gets the "experience" raise of 2.5%.
- **Mark London** explained that 2.5% is the average increase given to the previous year's salaries. Each employee is eligible to receive an experience raise of 1% to 4% based on their evaluation. It is the equivalent of the step increases or longevity given to town employees.
- **James Joyce** stated that once town employees reach the top step, which is usually at seven years, they stop receiving the step increases. At ten years they do receive a longevity bonus. After a certain point, town employees only receive a COLA and longevity. He said that employees employed for seven years should not be entitled to receiving the experience raise.

James Joyce moved to amend the motion to state that the people who had been working for the Commission longer than seven years are not entitled to the increase. Lenny Jason seconded for purposes of discussion.

- **Lenny Jason** explained that the Finance Committee has asked for a reviewing of the salary policy with respect to the introduction of salary ceilings. He does not think it is fair to change in mid-stream.
- **Brian Smith** noted that the Finance Committee will be meeting throughout the year to deal with various financial issues. The discussion on how to change the compensation structure is too big to be discussed before the budget needs to be passed.
- **James Joyce** said the employees receive good salaries and there should be salary caps.

After discussion, Lenny Jason withdrew his second.

Voice vote on the initial motion to approve the drafty FY2012 budget. In favor: 11. Opposed: 1.

4. ZONING REFORM

Mark London provided a summary of the zoning reform.

- There have been attempts over many years to enact zoning reform in Massachusetts.
- The latest version, Comprehensive Land Use Reform Performance Act (CLURPA), is an attempt to combine the past proposals.
- The Massachusetts Association of Regional Planning Agencies will be meeting next week to decide if they will be endorsing the bill.
- Nantucket supports the bill, while Cape Cod does not due to a division among the town membership.
- The bill will include provisions for towns such as:
 - The ability to limit the maximum size of a house.
 - The ability to change the required 2/3 majority vote to 1/2 majority vote for zoning changes.
 - The ability to include zoning for affordable housing.
 - Clarifies the imposition of development impact fees.
 - Requires towns to create master plans
 - An opt-in provision includes: an expedited permitting process, greater regulatory authority if towns do certain things, limiting vested rights for subdivision plans, more natural resource protected zoning, and broader array of developmental impact fees.
- MVC Counsel feels that the Cape and Island towns already have most of the benefits that CLURPA might offer through the regulatory authority of the Martha's Vineyard Commission and Cape Cod Commission, with DCPCs and DRIs. He recommended that we not endorse the possible MARPA position in support of CLURPA at this point in time, and that the MVC and the Cape Cod Commission work on possible recommendations about the specific impacts on the two commissions and the towns in their regions.
- He had contacted the planning boards and has not received any feedback from any of the towns.

Peter Cabana pointed out two noteworthy provisions that would empower the towns to deal with limiting size and rate of development.

Kathy Newman asked Mark London to identify the top priorities.

Doug Sederholm said that based on his reading the summary and not the whole document he agrees with the Commission's counsel. He does not see any additional provisions to the Island towns that they don't already have through the MVC, specifically regulating the size of single family residential houses and rate of development through a DCPC, if they so wished. With CLURPA, to get some of the benefits, we would have to offer "prompt and predictable permitting" for renewable energy facilities as well as for certain residential or and commercial development, which is not needed on the Vineyard.

Erik Hammarlund questioned how much influence the endorsement would have on the actual passing of the bill.

James Joyce asked if the endorsement had to be all or nothing. **Mark London** explained that there didn't seem to be much point in just endorsing some elements of the bill. The bill is the product of several years of negotiations with municipal entities and the development community and if this compromise doesn't move ahead, there probably will be no action.

It was agreed by consensus to not endorse the possible MARPA position in support of CLURPA at this point in time. The MVC and the Cape Cod Commission will work with Commission counsel on possible recommendations about the specific impacts on the two commissions and the towns in their regions, for discussion at a future MVC meeting.

4. EXECUTIVE DIRECTOR'S REPORT

Mark London noted that there was a flyer available which listed courses that were available such as public speaking.

5. COMMITTEE REPORTS

5.1 PED Report

Kathy Newman provided the PED Report. The next meeting will be Wednesday, February 16, 2011. They will be working on creating timelines with a June deadline for drafting policies for various topics, including two areas currently not covered, water quality and open space.

Christina Brown said that each pair of Commissioners has joined with a staff person in reviewing policies. She welcomed any input from the Commissioners.

5.2 Finance Committee

Fred Hancock asked about making the Finance Committee a year round committee. **Chris Murphy** explained that the Chair of the Committee is appointed for the year and it can meet any time the Chair feels necessary.

5.3 LUPC Report

Doug Sederholm provided the LUPC report.

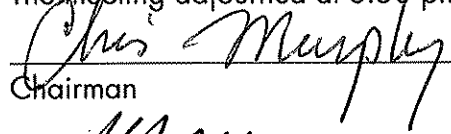
- The next meeting will be Monday, January 24, 2011.

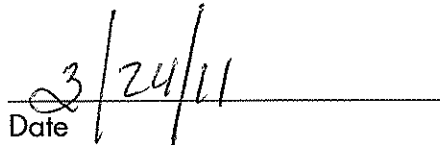
- The Barnes Gas application will be reviewed to see if it is near completion and Edgartown Meat and Fish.
- West Tisbury Planning Board has requested the Hart Landscaping Plan be submitted to them so that they have time to review it and make comments on it when it is presented to LUPC. Linda Sibley will be handling the Hart project as he has two different conflicts.
- LUPC met on January 10, 2011 to review the DRI Checklist. There were discussions regarding if there should be size limits on residential houses, impact of archeology requirements, and other issues. For further information on discussions minutes to the meeting are available.

6. SCHEDULING

Mark London explained that there may be a need to have an additional meeting on January 10th. He would be notifying the Commissioners soon.

The meeting adjourned at 8:30 p.m.


Chairman


Date


Clerk-Treasurer

