Minutes of the Commission Meeting
Held on March 15, 2007
In the Stone Building
33 New York Avenue, Oak Bluffs, MA

IN ATTENDANCE

Commissioners:  (P = Present; A = Appointed; E = Elected)
P  James Athearn (E – Edgartown)
P  John Breckenridge (A – Oak Bluffs)
P  Christina Brown (E - Edgartown)
P  Peter Cabana (A – Tisbury)
P  Martin Crane (A – Governor Appointment)
P  Mimi Davison (E – Oak Bluffs)
P  Mark Morris (A – Edgartown)
P  Chris Murphy (A – Chilmark)
P  Katherine Newman (A – Aquinnah)
P  Ned Orleans (A – Tisbury)
P  Jim Powell (A – West Tisbury)
P  Doug Sederholm (E – Chilmark)
P  Susan Shea (A – Aquinnah)
P  Linda Sibley (E – West Tisbury)
P  Paul Strauss (County Comm. Rep.)
P  Richard Toole (E – Oak Bluffs)
P  Andrew Woodruff (E – West Tisbury)

Staff:  Mark London (Executive Director), Bill Veno (Senior Planner), Paul Foley (DRI Coordinator), Jim Miller (Traffic Analyst), Bill Wilcox (Water Planner)

The meeting was called to order at 7:15 p.m.

1. COMMISSION COUNSEL


Doug Sederholm reported that Eric Wodlinger, attorney for the Commission, is moving from Choate, Hall to Rackemann, Sawyer & Brewster. The Commission needs to decide whether it will stay with Choate, Hall, which is focusing on large corporate clients and less on municipal and land use law.

Mark London recommended that the Commission stay with Eric Wodlinger.
  • He has been with the Commission a long time, has served the Commission well, and land use law is his area of expertise.
  • Rackemann, Sawyer’s rates will probably be lower.
  • Choate, Hall has been very supportive in extending payment without charging interest.
  • He’s unsure whether the same payment policy would apply at the new firm.

Doug Sederholm said that the firm he’s moving to has a strong presence in land use law.

Kathy Newman said there isn’t a reason to stay with Choate, Hall if they’re shifting to a corporate focus.
Jim Powell said Rackemann, Sawyer has been very professional and the resumes of their staff are impressive.

Mimi Davison asked whether Choate, Hall would require immediate full payment. Mark London reported that Eric Wodlinger said he didn’t feel that would happen.

Ned Orleans asked whether the Commission should search locally for an attorney. Doug Sederholm said that Ron Rappaport is used occasionally but he often has conflicts. Christina Brown added that Ron and Eric often work together.

Andrew Woodruff asked whether further conversation about any transition with Choate, Hall would be appropriate. Doug Sederholm said the letter sent from Eric was copied to the managing partner of the firm so communication about the transition has been open.

Linda Sibley is interested in the fact that the firm he’s going to is interested in land use law.

Mark Morris asked what Doug Sederholm would recommend. Doug Sederholm said his own feeling is that the Commission should stay with Eric Wodlinger and move to the new firm.

Mark Morris moved, and it was duly seconded, to keep Eric Wodlinger as Commission Counsel. In favor: 16. Opposed: 0. Abstentions: 0. The motion passed.

Christina Brown added Eric Wodlinger has done terrific advocacy for the Commission.

2. ISLAND PLAN UPDATE

Jim Athearn said the Steering Committee met on the issue of development and reviewed the work of work groups, including short-term objectives and longer-term bold ideas. The Steering Committee is looking forward to getting into the meat of the Work Groups’ work. The next step will be analyzing the Island in terms of setting priorities and how to manage growth in terms of the priorities.

Mark London gave further detail.

- The Work Groups are identifying short-term and long-term actions. There is some commonality between the Work Groups’ actions.
- Small Core groups of the Work Groups meet regularly. The Work Groups are currently holding a series of meetings on specific topics. For instance, the Natural Environment had a meeting on Biodiversity. The Housing Group has a series on different topics such as affordable rental housing, affordable housing ownership, work force housing, and elderly housing.
- The second half of last Saturday’s Steering Committee meeting was focused on development. A small study group is focusing on identifying where the Island needs to be especially careful with development, namely with respect to natural environments, historic areas, and neighborhoods. The idea is to move from general feelings to working out concrete criteria. The third category was neighborhoods: how do they fit into the process and what are the social, economic, and land use concerns. The goal is to identify the special characteristics of neighborhoods that people hold most dear and figure out how to protect those characteristics.
• The second big step is to identify where development is needed or desired. The idea is to marry the ideas of protection and development into an overall scenario. A projection of current trends will also be developed to compare with this alternative vision.

• The aim is to pull together as much as possible by the end of the spring. This summer they will do a new brochure and posters, and hold a limited number of bigger outreach activities.

• The Committee is meeting with boards of selectmen to give them a status report. It will also be meeting planning boards.

**Linda Sibley** said the meetings of the Steering Committee are being videotaped and will be aired on MVTV’s Channel 13. They are being edited so they are not gavel-to-gavel. This last meeting was exciting and discussion was animated.

**Jim Athearn** said he doesn’t feel the Committee has kept the Commission and planning boards as well informed as it could have and it will be a doing a better job of that.

The Committee took a 15-minute recess to review documents.

### 2. OYSTER BAR & GRILLE: DRI NO. 596 – PUBLIC HEARING

**Commissioners present:** J. Athearn, J. Breckenridge, C. Brown, P. Cabana, M. Crane, M. Davisson, M. Morris, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, S. Shea, L. Sibley, P. Strauss, R. Toole, A. Woodruff

**For the applicant:** Michael Gillespie and Wyman Shaw, applicants (Mad Corp. LLC); Maurice O’Connor, architect

**Christina Brown** opened the public hearing and read the hearing notice. The application is a proposal to demolish most of the building and replace it with a 3-story building, with restaurant, function room, and apartments. The Oyster Bar & Grille is located at 57 Circuit Avenue, Oak Bluffs.

**Richard Toole** disclosed that he and his family are leaseholders in another part of the Campground. The State Ethics Commission said he doesn’t have a conflict. However, if anyone has an issue, he could step aside.

No one including the applicants had any problem with Mr. Toole sitting on the review.

#### 2.1 Staff Report

**Paul Foley** gave the staff report.

- The proposal is to demolish most of the existing Oyster Bar building and build a three-story building plus basement.
- Required permits are a building permit, wastewater, special permit from the ZBA on the height of the tower; the project will have to go before the Planning Board for parking and site plan review.
- The building has been a restaurant since at least 1967.
- According to a historical survey done in 1986, the building may have been moved to the site in 1885 or built or remodeled in 1896.
• The project is to build a restaurant on the 1st floor, a 220-person capacity function hall on the 2nd floor (2,950 sq. ft.), four apartments on the 3rd floor, and a 390 sq. ft. roof deck.

• The roof tower has been lowered to 38.6 feet.

• The project was referred by Jerry Weiner under a number of DRI triggers.

• The site abuts the Campgrounds, a National Historic Landmark.

• Key issues are:
  - Traffic (particularly where function hall guests will park and how will they be accommodated).
  - Noise.
  - Impact on abutters.

• There will be no exterior lighting beyond that required by code.

• The applicants have made offers to accommodate noise:
  - Putting bathrooms and stairwells along the rear wall,
  - Using laminated glass windows and double thick sheetrock in back,
  - Making the only entrance at the front with alarmed fire exits on the sides,
  - Installing motion lights and removing public phones in alleys.

• The applicant’s goal is to create a green building and be off the grid in ten years. They are installing a geothermal loop system to generate heat, hot water, and air-conditioning in the basement. All mechanical equipment will be in the basement. There will a roof deck garden.

• The existing building is on sewer and is approved for four two-bedroom apartments. The increased flow for the function facility has been approved but needs a town meeting vote to fund upgraded equipment.

• The applicants will be putting in Clivus composting toilets with a 3 oz flush

• The applicants have submitted general offers for parking; however the details for supplying parking spaces aren’t firm. The Commission might consider a possible condition that if the project were approved, the applicant would come back with a detailed parking plan.

• At least two of the apartments would be dedicated to staff; the other two apartments would be used for staff or rented only on a year-round basis.

• Demolition would begin in November or December 2007.

• The Commission received the following letters.
  - Two letters from the Oak Bluffs Historical Commission. The applicants voluntarily went to the Commission to work on the design of the building. The Commission felt the design fits in historically. When the applicants decided to demolish the building, the Historical Commission then reviewed the project to determine whether or not the existing building is historic. They had a split vote on the building’s historical significance and thus it was not designated historically significant.
  - The Martha’s Vineyard Campground Meeting Association.
  - Alan Schweikert
  - Kristine Hanna
  - Eric Harris
  - Christine Todd
  - Russell Dagnall
A group of abutters: Burnhams, Flors, Gallants, Greenups, Ferriells, Howes and Whitneys

- Walter Gallant
- David & Alice Howe
- Glenn Ickler
- Dorothy & Richmond Greene
- Barbara Baskin
- Jeff Ferriell and Cheryl Hacker
- Janet Barker
- Judy Micoleau
- Dan Larkosh
- Marianne and Norm Whitney
- Ray and Rena Greenup
- Gerard, Sauter and Hoyt families
- Dorothy Burnham
- Deborah Palmer
- Alex & Toney Loftis
- Hazel & Robert Allen
- Kristen Anderson-Walters
- Josh Flor
- Stephanie Flor

• A historical survey was done in 1978.
• The staff report ended with a PowerPoint slide show of the context showing abutters’ cottages, backyards, before and after perspectives, and elevations of the existing and proposed building.

2.2 Applicants’ Presentation

Michael Gillespie, co-owner of the Oyster Bar & Grille, described the project.

- The idea for the expansion came out of need and looking at the best way to create a year-round operation that would attract high quality help.
- The applicants looked at the priority issues of promoting smart growth development and local economy and their personal goal of being people who want to work hard and be part of the community.
- They have experience in Oak Bluffs in the restaurant business.
- They want to support and encourage the wedding industry and restaurant business in Oak Bluffs.
- The applicant discussed the history of Oak Bluffs and Circuit Avenue.
- They want to rebuild the building to address issues of noise, a sprinkler system, new plumbing, roof, and storage. The restaurant and function hall are a way to fund what they want to do.
- The project isn’t out of scale with Circuit Avenue where historically buildings are or have been three or four stories high. He thought that the building might have been three stories at one time but he could not find definitive proof of that and has since found out that it probably was not. However, there was a long history of three and four story buildings.
along Circuit Avenue that either burned or were dismantled for tax purposes during slower times.

- The building area includes taller buildings. The Campground does abut Circuit Avenue and always has.

Maurice O’Connor, architect, said Paul Foley did a great job describing the project.

- Some changes have been made to the previously submitted proposal. The tower was lowered by three feet, narrowed by almost four feet and they pushed it away from the Greenup’s by three feet. The building is now 35 feet.
- The windows on the sides and back will be laminated glass, which provides better soundproofing than triple-paned windows. Back windows on all three floors will be frosted for privacy.
- The insulation will be blown-in cellulose, which provides better noise protection than foam or batt insulation.
- The floor plan of the building creates the back space as a buffer from noise.
- The best place for the elevator seems to be at the back of the building because it acts as a buffer and because if it were in front it would disrupt the main restaurant space.
- All circulation for the restaurant and function hall would go through the front door. The side exits are alarmed fire doors.
- The residents’ entrance will be at the back and down the side of the building.
- The applicants and architect have tried to be responsive to concerns of abutters.
- Overall, this building will be much quieter than the existing one. Once the shingles fade and people don’t notice it as much, they’ll be happier with it.
- Sun studies show that the increased elevation does affect back abutters after 10:00 or 11:00 a.m.

Maurice O’Connor added several clarifications.

- The entrance for all patrons is on Circuit Avenue.
- The fire door at the back right of the building will be alarmed.
- The main access door for the third floor apartments is at the rear of the building.
- The second floor access door to the resident stairwell will also be alarmed.
- There will a shed for bikes in the resident access alleyway.
- The roof deck is about 35 feet.
- He hasn’t made a decision about stairtreads.
- The laminated windows are quieter because they’re heavier; the windows are also good for energy efficiency.

Brian Nelson, mechanical engineer, described the geothermal system.

- Commercial project code requires air exchange, which dictates the kind of low energy system that can be used, in this case geothermal.
- The geothermal loop system ties into the noise issue; there are no outside condensers and everything is water-cooled through basement equipment.
- The system will pay for itself in five years.
- The system is a totally self-contained system and will require no supplemental heating and air-conditioning.
- There is no combustion and no use of fossil fuels.
• Preliminarily, he estimates they will bore twenty-five 100-foot deep holes. It is a closed loop system. Mass DEP determines, based on where the holes are dug, that the system will make no aquifer contamination.

• The building envelope is more 36% energy efficient than the Mass Energy Code. The state building code sets a bottom line minimum requirement on windows and insulation. 36% is actually very high arising out of the extra insulation. 36% efficiency doesn’t include the heating system.

• Copper is very high on the nobility scale; copper very quickly develops a protective coat. However, they are adding a sacrificial anode; the pipes will also have impressed voltage.

• The pipes could be replaced but, in forty years, there have been no tubing failures.

• In terms of solar there will be conduits to the roof and the building will be solar ready, but they won’t be installing solar right away.

• The 100-foot holes will be 2” in diameter.

• A bobcat size machine on tracks would bore the holes at a shallow diagonal angle. The process is minimally invasive and would be done after the site is cleared.

Peter Cabana commented that the Commission is currently developing energy guidelines. He recommended that the applicant check out a website that might give them tax benefits. He asked whether extra holes would be drilled and whether other materials are used for the pipes. Brian Nelson said that the system is not new; Swiss geothermals are done within the foundation. He also said they could consider drilling extra holes for the future.

Michael Gillespie explained that the roof deck is specifically for residents not for patrons. It will be shut down one hour after sunset. Renters abusing the roof deck will be evicted.

2.3 Comment from Town Boards

David Wilson, Oak Bluffs Historical Commission, said there originally was no demolition attached to the proposal when it was presented to the Historical Commission. Subsequently a request to demolish the building came forward.

• At the time the Historical Commission received the request for demolition, he believes that because there had already been a public hearing, some members felt a 2nd hearing might be redundant. The tie vote represented no action on designating the building historically significant.

• He gave the history of the building and the history of the businessmen who had offices in the building.

• Seven buildings in Oak Bluffs have been lost from demolition or fire.

• They have no evidence or testimony that this building was ever three stories; the tall buildings in Oak Bluffs were in the center and toward the water. The area of the Oyster Bar building has historically been one and two-story and mixed residential.

• The applicants are preserving the columns, but the columns were put in when the building became a restaurant. The bar is not original. The perimeter, the directional facades, corbels and dentils could be preserved.

• He likes the first floor details but thinks more preservation could be done.

Members of the Public

Roger Wey, Selectman, speaking as an individual, is in favor of the project.
• Over the years the owners have been responsive; any problems that arose with the town have always been resolved.
• This is a good proposal for the town and the applicants will do a good job.
• The applicants would need a liquor license and an entertainment license. They have a liquor license, but the area would have to be redefined.

Norm Whitney of the Camp Meeting Association Board spoke on behalf of the Board.
• He’s been coming to the Island for 50 years and has been a year-round resident for three.
• The Camp Meeting Association goes back to 1835. Standards of the Methodists who had acquired Wesleyan Grove often conflicted with the town.
• 315 cottages are still in existence and are the best set of Carpenter Gothic Cottages.
• In 1978, the Wesleyan Grove was registered as part of the National Historic Registry and designated a National Historic Landmark. It is an Island treasure.
• About 10 or 15 years ago the relationship between the Campground and the town started to change. Restaurants started to become bars and entertainment locations, bringing noise and agitation to a small section of the Campground.
• Then activity moved down to the pier, which affected harbor cottages with noise and behavioral issues.
• More recently there has been more movement to Montgomery Square, which brought more noise, littering, trespassing, and behavior problems.
• Last year the Oyster Bar opened under current leadership. The applicants worked very hard to build an agreement with the immediate neighborhood.
• The location is not at the center of town but at the nexus of two residential areas.
• The issue is the behavior of people when they leave the building.
• Referencing John Flor’s letter, he fears any expansion will only exacerbate the problem of lewd behavior and the bravado of intoxicated patrons.
• The Board of the Camp Meeting Association voted unanimously to oppose the building as proposed because they think that the building is significantly detrimental as a potential continuation of the deterioration that they’ve seen. This year, they will have to pay a full time policeman to patrol entrances to Cottage Park.

Doug Sederholm said the building has been occupied by working restaurants for quite some time; he asked if there has been a qualitative or quantitative difference in problems that Campground residents have experienced in recent times. Norm Whitney said that by the second half of last summer, it was worse, with more bass oriented music and more late-night crowds.

Doug Sederholm asked if the primary objection is that this proposal has a second floor function area with 220-person capacity as opposed to rebuilding the same size restaurant.
Norm Whitney said there are two issues. One is the magnitude and scale of the building. The other is what happens at 12:30 at night and where patrons go and how they behave. The owners can do everything they can to fix the building but they’ll have a hard time fixing the behavior of the extra 150 people once they leave the premises.

Doug Ulwick, architectural consultant, was retained by the Camp Meeting Association to address some of their more challenging issues.
• The project is a new building next to a national landmark, one of 2500 in the country.
• The scale of the project is critical. He presented a scale model of the building, before and after the rebuilding (based on the previous plan).
• He expressed his concern over height, scale, and mass in relation to abutters.
• The area has not historically been three to five story buildings. It is a dangerous precedent to start putting tall buildings at that location.
• The front of the building has an articulated form and is well detailed; however the sides and rear don’t have the same attention to detail.
• He fears the building is overbuilt.
• He recommends reducing the mass of the building and moving the tower to the front where it could be part of the facade and cause less impact on the abutters.
• A photograph shows the small scale that originally made Oak Bluffs unique.

Russ Dagnall, president of the Camp Meeting Association, expressed concern with the mass and number of people. They will be doing a survey to firmly establish the property lines between the Oyster Bar and their cottage. Anything built should have proper distance.

Glenn Ickler has owned 3 Cottage Park for 20 years. He is speaking on behalf of abutters.
• When the electric power went out last summer, he was happy because restaurant blowers were off and the silence was golden.
• When they bought their cottage 20 years ago, the neighboring buildings were residences and the only noises were from occasional late night parties. Then there came the noise and smells from Sweet Life and Thai Restaurant. The creep of commercial buildings is gradually taking away the peacefulness and ambiance of the community.
• The Oyster Bar proposal wants to take a big bite out of the ambiance in terms of noise, air, light, people, parking, and voices. The proposal multiplies the current problem 20 or 30 or 40 times.
• The sides of the building flanking the community are downright ugly and don’t look like the historical community flanking it.
• If the business changes hands, what will the next neighbor want to do with the building?
• They are not a knee jerk NIMBY group. They are the residents. This massive building and its problems don’t belong cheek-to-cheek with a tiny historic area.

John Newsome, resident of the Campground, is concerned about the 100-foot holes at a location that is 12 feet above sea level.

JB Blount, Old Blue Seals Condo Trust, across the street from the Oyster Bar building, is supporting the project. Their building has five units, three residential and two commercial retail stores. Their perspective is that the project will help enhance their end of the street.

Margaret Burnham, leaseholder, said the Campground’s point of view has been well-represented.
• Her mother is a 75-year resident of the Vineyard; she is a 50-year resident.
• They moved from New York Avenue to the Campground to get away from traffic.
• They are woken up by bottles being dumped at 4:00 or 5:00 in the morning.
• A half a block from Circuit Avenue has been serene. Change is inevitable but it doesn’t have to intrude on their peace and serenity.

Brenda Mastromonica said she is speaking for her father who is 88.
• He is concerned about the passageway between her father’s building and the Oyster Bar. Ever since her father built a smaller shed built for Primo, there’s been a problem with stuff being left in the alley.
• They’re concerned with four apartment residents using the passageway and they have questions about the lot bounds.

**Alex King** owns Skinny’s Fat Sandwiches, a small business on Circuit Avenue.
• Business-wise, July and August are the money makers. He welcomes 220 people coming to town in spring and fall; they will bring in business, extending the shoulder season.
• The model that Mr. Ulwick made is great but it does not show the larger buildings that exist and those that are being built.
• Also missing is the fact that the Oyster Bar is in a commercial zone.

**Rena Greenup**, owner of the cottage right behind the Oyster Bar, is three feet away. Their bedroom looks over the roof of the restaurant. The will lose sun and air.
• They have had this cottage for over 30 years.
• Nick’s Lighthouse never had a liquor license, supposedly because it was too near a church.
• Primo got a liquor license because he was a golden boy.
• Balance would ask the neighbors about having bands on the 4th of July and other special occasions.
• The Greenups rights and joie de vivre is diminished every year. She asked why they can’t enjoy life and why they can’t pass on what they think is so special.

**Anne Margetson** lives several blocks away.
• The project will change her neighborhood.
• Thirty years ago there were discussions about additional restaurants coming, but Selectmen didn’t issue licenses because of the problems. She is sympathetic to people who want to earn a living, but she doesn’t owe them the right to earn their living by altering the neighborhood.
• Every restaurant adds not only patron traffic, but also delivery traffic.
• This proposal expands to the maximum possible use of the site; it’s greed of the site.
• She spoke against the expansion of the building and pleaded with the Commission to think of anything they can do.
• History must be thought of. Since the Selectmen said no more restaurants the Town has had 15 more restaurants with liquor licenses.

**Kerry Scott**, owner of Good Dog Goods, said she bought a Victorian building and successfully put a store in it without renovating.
• She is concerned about the appearance of the proposed building. Nothing about the building says Oak Bluffs. She hopes the town could do it in a way that says Oak Bluffs.
• She asked that Selectmen strictly enforce noise by-laws and regulate entertainment licenses. She hopes the Commission can help the Selectmen do their job and make it easier to live near a restaurant.

**Kathy Newman** would be interested in hearing what changes have occurred in Oak Bluffs in terms of liquor and entertainment licenses.
Mark Morris moved, and it was duly seconded, to suspend the rules until 10:45 p.m. A voice vote was taken. In favor: 15. Opposed: 2. Abstentions: 0. The motion passed.

John Cummings, 49 Pequot Ave., said the traffic impact study is two years old. The point is that half of the circle pictured has no public parking. Where are 450 dinner guest and function guests going to park?

Max Durn asked what happens if the project is approved and the applicant no longer wishes to comply with offers. Doug Sederholm said the approved offers and conditions are included in a written decision. The written conditions are the rules of the game and it’s the Commissions job to enforce the rules.

Adam Wilson explained that he is an Oyster Bar employee on hiatus.
  • He spoke on behalf of the applicants. They are creating a plan so they can succeed in running a year-round operation.
  • They want to improve the building so they can enjoy being year-round residents and provide year-round entertainment.

John Flor, 8 Fisk Avenue, spoke in opposition to the proposed expansion as detrimental to the surrounding neighborhoods and the larger community.
  • Thirty years ago, voters gave the Commission a mandate to protect the values of the community.
  • The proposed project presents a series of problems.
  • It is detrimental to the Campground and Island and will begin to erode the fabric of tranquility.

Susan Shea asked whether smoking would be allowed on the roof deck. Michael Gillespie said smoking wouldn’t be allowed.

Richard Ogden, Vineyard resident since 1989, spoke in favor of the project.
  • He’s known the applicants since they worked for him catering many years ago.
  • The Commission’s mandate is to keep the community and business in balance.
  • He wonders if the neighbors realize that the applicants are bringing all of the noise-producing mechanicals inside and are trying to get as much noise insulation as possible on the back. This proposal is going to be much quieter than what exists now.
  • He recognizes that there are concerns with people coming out of the building smoking and drinking, but they don’t all come from just one establishment.
  • The second floor capacity won’t happen every night. Functions and weddings are a benefit to the community. The applicants are trying to create a balance.

Beth Blankenship, an Oak Bluffs resident, is in favor of the project.
  • People who come for weddings don’t need to bring cars. Cabs and bus transportation are available and bringing cars is expensive.
  • She helps her sister at Mocha Motts and they have to deal with picking up after partiers, but they accept that as part of doing business on Circuit Avenue.
  • She’s happy to be able to tell her 92-year-old aunt that Circuit Avenue is busy and active.

Christina Brown thanked everyone for speaking.
2.4 Traffic and Parking

Michael Gillespie explained the parking proposal
- He noted that Renee Balter, in relation to the Balance proposal, spoke about not limiting growth because of a parking problem.
- The Oak Bluffs School Principal is in favor of having an agreement with the applicants for satellite parking.
- The applicants have bought a passenger van to pick people up at hotels and B&Bs and the school parking lot.
- They are also working on valet parking.
- They are offering a $50 a month credit to the residents who don't have a car on the Island.
- They'll have transportation incentives for employees.
- Apartment residents will have to buy VTA passes.
- Most functions will occur before July and after August.
- Functions will be limited to two functions a week during July and August.
- They'll pay into the parking mitigation fund.

Christina Brown continued the hearing to April 5th at 7:30 p.m.

The meeting adjourned at 10:48 p.m.

Chairman

Clerk-Treasurer

Date

4-26-07

Date

4-26-07