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**Minutes of the Commission Meeting  
Held on March 10, 2005  
In the Olde Stone Building,  
33 New York Avenue, Oak Bluffs, MA**

**IN ATTENDANCE**

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Commissioners: John Best (Elected – Tisbury), John Breckenridge (Appointed – Oak Bluffs), Mimi Davisson (Elected – Oak Bluffs), Linda DeWitt (Appointed - Edgartown), Christina Brown (Elected – Edgartown), Chris Murphy (Appointed – Chilmark), Katherine Newman (Appointed –Aquinnah), Ned Orleans (Appointed - Tisbury), Jim Powell (Appointed – West Tisbury), Doug Sederholm (Elected – Chilmark), Linda Sibley (Elected - West Tisbury), Paul Strauss (Appointed – County Commission)

Staff: Mark London (Executive Director), Bill Veno (Senior Planner), Paul Foley (DRI Coordinator)

**Linda Sibley** welcomed new members: Chris Murphy, Chilmark Selectmen’s Appointee, and Jim Powell, West Tisbury Selectmen’s Appointee.

**1. SOUTH MOUNTAIN COMPANY: DRI 462-M – WRITTEN DECISION**

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*Commissioners Present: J. Best, J. Breckenridge, M. Davisson, L. DeWitt, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, L. Sibley, P. Strauss*

**Christina Brown** abstained from discussion.

Commissioners discussed the following aspects of the written decision:

- **Mimi Davisson**, referring to Section A1, would like to see “essential and” struck. **Linda Sibley** explained that this is the language from Act 831 and shouldn’t be changed in this context. It was agreed to by consensus not to change the wording.
- Commissioners agreed to correct A2, 2<sup>nd</sup> paragraph to read “the original combined site”.
- Commissioners agreed to correct A3, 1<sup>st</sup> paragraph to read: “the proposed additional office space”.
- Commissioners agreed to change A1, 2<sup>nd</sup> paragraph to read: “the proposed use will continue to provide services”.
- Commissioners agreed to change A3 to read: “the proposed development would have an acceptable overall effect”.
- Referring to A4, Commissioners agreed that the building will not have beneficial impact; but the donation will. **Linda Sibley** said that this is the language of the Act and should not be changed. **Doug Sederholm** said the language in the draft decision is accurate

**Mark London** explained that the wording of the headings has been worked through with counsel. The Commission should determine that the issues are complete and are categorized as a benefit, a detriment, or a neutral comment.

**Doug Sederholm moved, and it was duly seconded, to accept the draft written decision with the proposed changes. A voice vote was taken. In favor: J. Best, J. Breckenridge, M. Davisson, L. DeWitt, K. Newman, N. Orleans, D. Sederholm, L. Sibley, P. Strauss. Opposed: None. Abstentions: C. Murphy, J. Powell. The motion passed.**

## **2. WINTERTIDE BUILDING: DRI NO. 504-1A EXTENSION OF APPROVAL**

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*Commissioners Present: J. Best, J. Breckenridge, C. Brown, M. Davisson, L. DeWitt, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, L. Sibley, P. Strauss*

**Linda Sibley** explained that Wintertide is asking for an extension of the Commission's approval because the approval ran out in January. The project requires a slight expansion of the sewer, but the sewerage commission is not presently reviewing applications for expansion and probably will not for two years. **Paul Foley** said that the applicants might later come back to the Commission for a change in use.

**Christina Brown** explained that the Commission had spent a great deal of time reviewing the proposed use and the architecture. She said she didn't believe anything had changed in the waterfront district that would require the Commission to review the plan. The use plan was for first floor shops and second floor artists' space.

**Christina Brown moved and it was duly seconded that the Commission extend Wintertide's approval until January 2007. A voice vote was taken: In favor: 11. Opposed: 0. Abstentions: 1. The motion passed.**

## **3. OLDE STONE BUILDING: RENOVATIONS**

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*Commissioners Present: J. Best, J. Breckenridge, C. Brown, M. Davisson, L. DeWitt, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, L. Sibley, P. Strauss*

**Mark London** reported on the porch renovations.

- The plan is to replace the stone porch with a wooden structure, stained similar to the stonework. Some of the stones will be saved and used in landscaping.
- There was a public tender process that was won by Castle Construction represented by Charles Morgan and Richard Mullen.
- \$49,000 is in the capital account, and \$12,000 will be available July 1<sup>st</sup>. The bid was \$70,000.
- He asked that he be authorized to pay the balance out of the reserve fund.

**John Best** said with the value of real estate on the Island and the two buildable lots, the Commission may, at some future date, want to sell the land, move to the airport business area, and

share space with the County. He believes the porch needs to be fixed, but he believes alternative plans should be kept in mind.

**Mark London** said someday moving may be necessary. However, he felt that the Commission should be leaders in smart growth by keeping business in traditional business areas and not contributing to sprawl.

***Doug Sederholm moved, and it was duly seconded, that Mark London, the Executive Director, be authorized to contract with Charles Morgan and Richard Mola dba Castle Construction in the amount of \$70,000 for the demolition of and re-construction of the front porch on the Olde Stone Building. It is understood that Charles Morgan & Richard Mola dba Castle Construction was the sole bidder on the proposed porch construction project. It further authorizes the Executive Director to expend up to \$3,500 for architectural and project management fees and up to \$10,500 toward a construction contingency fund. It is understood that the MVC has budgeted \$49,000 as of FY05 for capital improvements and the balance of \$35,000 will be funded from the reserve funds in the Massachusetts Municipal Depository Trust Account.***

**Mark London** said he had received positive comments about the contractors, they were well recommended and they are ready to start soon.

**Christina Brown** asked whether Mark London is satisfied that putting the project out to bid again wouldn't invite more proposals. **Mark London** said that a number of firms requested and received bid packages and, for various reasons, decided not to bid.

***A voice vote was taken. In favor: 12. Opposed: 0. Abstentions: 1. The motion passed.***

#### **4. OTHER**

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##### **4.1 Announcements**

- Address corrections can be given to Susan Mercier.
- The End of Oil presentation will take place on Saturday night at 7:30 p.m. at the Old Whaling Church

##### **4.2 Composting**

- **Mimi Davisson** asked how the Commission responds to letters from the public, in specific reference to Art Flathers' letter regarding composting.
- **Linda Sibley** said that the County Charter was created specifically to allow the County to undertake regional services. Perhaps the County Commissioners should undertake the discussion.
- **Paul Strauss** said that he would bring it up the topic with the County Commissioners if the Commission asks him to do so. He believes the County believes it shouldn't compete with private interests.

- **Christina Brown** said that she believes that Commissioners should read up on the history of composting, the politics, and the related technology.
- **Kathy Newman** wondered if staff could do a summary of composting initiatives on the Island.
- **Linda Sibley** explained that the Commission did not approve a composting facility near the airport because of concerns about birds as a hazard to aviation. This denial was with respect to that specific site.
- **Chris Murphy** said that discussion around composting has always been hypothetical, but Nantucket has real experience.
- **Linda DeWitt** would also like to have a discussion about recycling. She said she is not sure what the procedure is at the transfer station.
- **John Best** said a critical issue might be that the four towns might be going to BFI management. BFI charges for recycled materials. He said that BFI has a reputation for not recycling everything. He wondered how the figures for recycling per town are being calculated.
- **Paul Strauss** said Tisbury does recycling. **John Best** said they do, but it goes to BFI. The question is what BFI does with the materials.

#### **4.3 Upcoming Meetings**

March 17<sup>th</sup> - Commission Meeting

March 24<sup>th</sup> - Tentatively scheduled Commission meeting with John Pagini, retiring director of the Nantucket Commission. He will meet with smaller groups during the day to discuss particular topics, and then address the full Commission.

**Christina Brown moved and it was duly seconded that the Commission change its regularly scheduled meeting to the 2<sup>nd</sup> week in April, and schedule, if necessary, a meeting in the fourth week. A voice vote was taken. In favor: 12. Opposed: 0. Abstentions: 0. The motion passed.**

The meeting adjourned at 8:30 p.m.

Linda B. Sibley  
Chairman

April 28, 2005  
Date

Watson J. Means  
Clerk-Treasurer

May 12, 2005  
Date