



**LAND USE PLANNING COMMITTEE**  
**March 15, 2004**  
**Minutes**

The Land Use Planning Committee of the Martha's Vineyard Commission met at 5:30 P.M., Monday, March 15, 2004, in the Olde Stone Building, New York Avenue, Oak Bluffs.

Present: MVC Chairman James Athearn, LUPC Chairman Christina Brown, MVC Commissioners Bob Schwartz, Ned Orleans, Paul Strauss, Megan Ottens-Sargent, Doug Sederholm, John Best; MVC staff Executive Director Mark London, DRI Coordinator Jo-Ann Taylor, Bill Veno and Christine Flynn. Present for the Applicants: Gerald Sullivan, owner and Moira Fitzgerald, architect; Jeff Young, owner and Joe Eldredge, architect.

Chairman Christina Brown opened the meeting at 5:30 P.M.

**4 CAUSEWAY ROAD - DRI # 574, Pre-Public Hearing Review (2<sup>nd</sup> meeting)**

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Proposal: 6 units of office space, 3 year 'round apartments, a one-car garage, Town of Tisbury, per plans dated March 10, 2004, received in the field on March 15.

Architect Moira Fitzgerald presented the plans.

**Bob Schwartz commented** that he finds inefficiency of circulation and usable space, that could shorten the building if done differently. He noted the width of the staircase between the two sections closest to Causeway Road as an example.

**Moira Fitzgerald** responded that she will make the stairs as narrow as possible, but that commercial stairs must be wide, according to code.

**Gerald Sullivan** spoke about affordable housing. At Christine Flynn's suggestion, he had contacted Dukes County Regional Housing Authority Director Philippe Jordi and was told that there is a waiting list there of about 200 people. He likes the idea of being provided with a list of qualified tenants to choose from; they would be reviewed annually by the DCRHA and must meet the requirement every year. He is amenable to providing 2 or even 3 units for affordable housing, but has an issue with making a permanent deed restriction to that effect. He would rather have a 10-20 year time limit. He would offer all 3 units, as long as it's not permanent. He added that one unit could be offered for even less rent if the tenant wants to do caretaking for the property. **Mark London** said that the DCRHA authority tenants are limited to income levels at 80% of median. There are other needs and other programs for tenants with incomes up to 140% of median. **Gerald Sullivan** said that he likes the idea of using the DCRHA for simplification; they would provide him with a waiting list of pre-qualified tenants.

**Christine Flynn** said that his offer appears to be workable. She will work with Mr. Sullivan to refine the offer.

**John Best** asked about sidewalks. **Gerald Sullivan** responded that, if the State doesn't put in a sidewalk, he would put one in, along with the proposed concrete or brick path within the property. **Mark London** asked if there had been a discussion with the Town about sidewalks. Ned Orleans (a member of the Tisbury Planning Board as well as a member of the MVC) said that the Planning Board would prefer a path to a sidewalk in this area, noting that a sidewalk could not get all the way to Main Street. **John Best** suggested requesting a crosswalk to get pedestrians across the street to the sidewalk. **Megan Ottens-Sargent** suggested a path through the soccer field at the rear of the property, as an alternative to walking on State Road.

Regarding landscaping, Moira Fitzgerald said that the landscaping plan would be presented at the public hearing. **Christina Brown** said that the MVC particularly likes to see street trees that can arch over the street. **Moira Fitzgerald** said that 6 trees in front would have to go; only the large tree on the corner of Causeway and State would remain. She added that the trees are too close together; they have never been thinned, but have been chopped back by the electric company. **Gerald Sullivan** added that they are very weedy trees that he planted without much thought, to replace diseased elms that had been taken

down. He feels that they should be taken down and replaced with something better.

Regarding lighting, there was a suggestion to use only motion detector devices. **Moira Fitzgerald** said that the parking area is very dark; they would like to use little parking bollards with lights. **Christina Brown** suggested bringing a sample to the public hearing.

Regarding traffic, **Mark London** explained that a partial traffic study had been prepared by Andy Grant, Sourati Engineers. The report was reviewed for the MVC by Charlie Creevo, Berger Group, who had advised that the conclusions appear to be OK, and that the addition of two residential units would not make much difference. **Jo-Ann Taylor** added that the comments from Charlie Creevo had included recommendation to locate the driveway as far from the Causeway/State intersection as possible, in order to allow room for a queue for a left turn. She asked if there was room on the other side of the existing building. **Moira Fitzgerald** responded that there was no room there, but that the plan included moving the driveway about five feet away from the intersection.

**James Athearn** moved, and it was duly seconded, that the traffic study is generally adequate, with the need to update it to include the 2 additional residential units. The motion passed unanimously on a voice vote.

Scheduling of a public hearing was discussed. Gerald Sullivan said that he is not in a hurry; anytime in April or May would be OK.

### **SURFSIDE MOTEL - DRI # 295M, Pre-Referral Review**

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Proposal: a two-story frame structure with five units per floor, over a parking area level with the ground floor of the existing motel

**Jo-Ann Taylor** reminded Commissioners that the proposal was scheduled for pre-referral review, with no plans yet before town boards for referral. **John Best** questioned why LUPC should review the proposal as such. **Jeff Young** explained that he was turned down before by the MVC for his proposed affordable housing on another Oak Bluffs property and would like to get some feedback before expending more resources. **Christina Brown** said that it is appropriate for LUPC to review the proposal for general appropriateness at this time.

**Joe Eldredge** presented plans and a model of the proposal. He explained that the property was recently rezoned B-2 with a setback change from 10' to 20'. He reported from a meeting with the Planning Board that the board would prefer compromise on setbacks if it would preserve the vistas better. He said that it would be well within the 32' height limit. He explained that the meeting room is proposed for financial help during the shoulder season, further explaining that the motel is open year 'round.

Regarding traffic, Jeff Young said that no more than 50% bring cars; there are 38 units presently, the proposal is to add 10. He added that not many bring cars in the summer; more in the shoulder season. He added that the motel is open year 'round and often extends arrangements for long-term use, such as a block of rooms for Cape Air pilots.

**Christina Brown** asked Commissioners to give preliminary, unofficial reactions to the overall appropriateness of the project, recognizing that this is not a complete application and that public input has not yet been received.

**James Athearn** said that he thinks that it's a neat-looking project; traffic would probably be OK. He asked if it would be tied into the sewer system. The response was that it would.

**Doug Sederholm** said that it looks like it would be shoehorned in, but that others in the area are similarly squeezed in.

**Mark London** asked the Commissioners to think about to what extent should there be more facilities for short-term accommodation on the Vineyard.

Jeff Young said that they have been experiencing very high occupancy. He reiterated that they are open year 'round, and added that they employ about 10 people year 'round. The proposal would allow them to keep it going year 'round and to hire more year 'round staff. They have 2 units on site and a house off-site to house employees.

**John Best** said that it would be better to locate such facilities in pedestrian-accessible areas like this.

The meeting was adjourned at 7:10 P.M.

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