



**LAND USE PLANNING COMMITTEE**  
**June 21, 2004**  
**Minutes (Partial, including 4 Causeway Road)**

The Land Use Planning Committee of the Martha's Vineyard Commission met at 5:30 P.M., Monday, June 21, 2004, in the Olde Stone Building, New York Avenue, Oak Bluffs.

Present: LUPC Chairman Christina Brown, MVC Commissioners Bob Schwartz, Ned Orleans, Paul Strauss, Megan Ottens-Sargent, Doug Sederholm, John Best, Linda DeWitt, Richard Toole, Kathy Newman; MVC staff Executive Director Mark London, DRI Coordinator Jo-Ann Taylor, DRI Analyst Paul Foley, Bill Wilcox and Christine Flynn. Present for the Applicants: Gerald Sullivan, owner and Moira Fitzgerald, architect; owners Jack Robinson and Claudette Diles-Robinson. Others present: L. Anthony Peak and Henry Stephenson, Tisbury Planning Board; Deborah Medders, Shirley Kennedy.

Acting Chairman **Richard Toole** opened the meeting at 5:40 P.M. (Chairman Christina Brown was not present at the beginning of the meeting.)

**4 CAUSEWAY ROAD - DRI # 574, Mid-Public Hearing Review**

**Proposal: 8 units of office space, reversion of existing residence from office to residential use, Town of Tisbury, per new plans in progress.**

**Gerald Sullivan**

- explained that he had rejected a recently revised plan to separate the proposed buildings and reduce the height, not satisfied with the overall appearance; his architect is working on a new plan to separate and rotate the structures, reduce the height, install 2 elevators in 2 separate structures;

- confirmed that the affordable housing proposal would include renting the 3-bedroom home for \$1,600 per year for 10 years.

Faxed comments from absent member **Linda Sibley** were reviewed, including concerns about proposed use, parking and scale;

- parking needs should be met by scaling back the project and by adding more spaces, ideally on pervious surface such as paving blocks,
- project should be scaled back to fit in with neighboring properties,
- offices are not a traditional Main Street use, unknown impacts on B1,
- there may not be a need, owner may come back for change of use

**Linda DeWitt** reiterated concern for need, noting that 2 offices on Evelyn Way, recently approved by MVC, remain vacant.

**Gerald Sullivan** responded that he has been told by realtors that there is a need.

Planning Board member **Tony Peak** asked about the proposed sidewalk, noting that it would be difficult to connect properties closer to Main Street because the right-of-way is very narrow on that side. He asked if the sidewalk could be a "path".

In response, Architect **Moira Fitzgerald** confirmed that the sidewalk is proposed to be on Mr. Sullivan's property, 0'-8' from the property line.

**Megan Ottens-Sargent** suggested that the sidewalk/path could lead to the soccer field.

**Tony Peak** will discuss the project with the Town's DPW Director Fred Lapiana.

Architect **Moira Fitzgerald** discussed the new design

- height about 31', similar to the Marianne's building
- 2 separate buildings with 2 elevators, rotated, height reduced by 2'
- square footage similar to May 10 plan, same intensity of use
- buildings would be 2-story from street, 3-story from rear
- north building would have 10'-19' setback from Potter property, would be 52' long.

**Doug Sederholm** commented that the north building might overwhelm the neighboring residence.

**Linda DeWitt** commented that she finds the affordable housing offer to be excellent.

Plans will be distributed to Commissioners when available. The public hearing will be continued on July 15, followed by LUPC on July 19.

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