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Martha's Vineyard Commission Land Use Planning Committee Minutes of the Meeting of February 14, 2005

Held in the Stone Building, New York Avenue, Oak Bluffs.

Commissioners Present: LUPC Chairperson Christina Brown, Ned Orleans, Kathy Newman, John Breckenridge, Linda Dewitt, Mimi Davisson, and John Best;
MVC Staff Present: Executive Director Mark London, DRI Coordinator Paul Foley, Transportation Planner Srinivas Sattoor, Affordable Housing Planner Christine Flynn, and Senior Planner Bill Venno.

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

1. Vineyard Youth Tennis - DRI # 539-M, CONCURRENCE REVIEW

Present for the Applicants: Alan Schweikert

Project Location: Barnes/Airport Road, Oak Bluffs, MA, Map 51 Lot 3(12.92 acres).

Proposal: The Applicant is requesting that The Commission consider modifying several conditions of the original decision approved by the Martha's Vineyard Commission on May 17, 2001.

- Condition 1a - they would like to leave the "bubble" up until May 15 rather than April 15.
- Condition 1d - open the planned reserve parking area.
- Condition 1g - provide lessons between the hours of 11:00 a.m. and 4:30 p.m.
- Condition 1h - provide lighting in the parking area up to 8:30 p.m.
- Condition 2a - allowed to offer "parent-child" tennis play twice a month and to open their facility to a limited number of children-oriented charity tennis tournaments.

Alan Schweikert from the VYT Board of Directors represented the applicant. Mr. Schweikert explained the mission of the VYT and described the conditions that they would like modified. Commissioner John Best said that he had to abstain from the discussion because his son is a participant at VYT.

There were a number of questions regarding parent/child play. It would occur twice a month, one day each. The purpose of parent/child play is that if someone has a child in the program, they can use the facility to play with their child while they are learning.

A Commissioner wanted to know if they had to look at all of the proposed modifications together or whether they could look at them separately. For instance the request for allowing the bubble to stay up until May 15 did not seem like a major issue whereas parking and traffic would take a little more information and time. It was decided that all of the modifications were before the Commission and that you can't not concur with some and concur with others. A Commissioner noted that they had been to the facility at night and that the parking was unsafe at night when there are no lights on.

On the subject of traffic, a Commissioner wanted to know if the only reason that the facility was restricted to giving lessons in the morning and evening was because of traffic. The answer was yes, the original Commission Decision limited the hours lessons could be offered based on the amount of traffic on the nearby Vineyard Haven-Edgartown Road during the summer. At this point it was pointed out that when the VYT was originally before the Commission, the Blinker light was active basically making it a two-way stop and traffic usually backed up on Airport/Barnes Road. Now there is a four way stop and the situation on Airport/Barnes Road has improved. At least one Commissioner asked for various trip estimates.

A Commissioner also raised the point that if there are tournaments that could add to traffic. The applicant responded that they do not have bleachers or stands for spectators, thus the number of visitors is not expected to increased that much.

Commissioner Davisson said she supported concurring that this was a DRI deserving a public hearing based on the belief that it is better to have a full review of all of the issues. Especially considering that the Edgartown Selectmen had just approved directing traffic to South Beach from Vineyard Haven down Airport/Barnes Road and then to Edgartown-West Tisbury Road. She made a motion that was seconded by Commissioner Dewitt. Chairperson Christina Brown surveyed the Commissioners and it was unanimous to recommend to the full commission that these modifications require a Public Hearing. That done it was scheduled for a concurrence vote by the full commission for Thursday, February 17, 2005.

Executive Director Mark London added that in order to not concur, the Commission would need more information on lighting and traffic.

NOTE: On Thursday February 17, 2005 The Martha's Vineyard Commission voted to concur that the request to modify certain conditions of the 2001 Decision was a Development of Regional Impact requiring a Public Hearing. The Public Hearing is scheduled for Thursday March 17, 2005 at 7:30 p.m. There will also be a second LUPC meeting on Monday March 14, 2005.