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Martha's Vineyard Commission

Land Use Planning Committee

Minutes of the Meeting of December 18, 2006

Held in the Stone Building, New York Avenue, Oak Bluffs. 5:30 P.M.

Commissioners Present: Christina Brown, John Breckenridge, Chris Murphy, Ned Orleans, Kathy Newman, Doug Sederholm, Mark Morris, Paul Strauss, and Andrew Woodruff.

MVC Staff Present: Mark London, Paul Foley, Bill Wilcox, and Jim Miller.

1. balance (DRI 597) Concurrence Review

Present for the Applicant: Herb Putnam, Benjamin deForest, and Stacy Reilly.

Proposal Presentation

- Herb Putnam (Applicant):
 - We are here for two concurrence referrals.
 - He noted that staff had made them aware of some of the key issues and that they had been working to address these.
 - Parking:
 - Balance employees will be given Vineyard Transit Authority (VTA) passes.
 - They have spoken to Michael Dutton in the Selectmen's office about using the Oak Bluffs School parking lot as an employee lot and they have an agreement with one of the taxi companies to ferry their employees for a special group rate.
 - They have ten spots at Budget Rental Cars for restaurant parking.
 - The Oak Bluffs Planning Board requires 1 spot for every 4 seats. They give credit for previous use. For 150 seats they need 35 spots but have credit for 17 seats. Therefore they need 18 parking spots for this proposal. Oak Bluffs has a Parking Mitigation Fund that allows new commercial ventures to pay into in lieu of providing parking spaces. The fund will be used to create a satellite parking lot. (Note: Renee Balter provided a letter outlining the parking situation in Oak Bluffs and some of the possible solutions the Town is looking at)
 - Additionally, there is a mitigation fund that they are going to contribute to.
 - We are dealing with the parking issue.
 - Noise
 - Mr. Putnam said they are very cognizant of noise and trash issues. They have been good neighbors and have letters from former abutters.
 - They propose specific times for trash pickup that will be arranged with neighbors.
 - The building has 14" thick walls. They will have a double door vestibule in front that will prevent noise from inside spilling out. The back door is an alarmed emergency exit that will only be used by management and staff.
 - There will be no dumping of bottles and cans at night.
 - Hours and Schedule
 - They have been granted a seasonal all alcohol license that runs from April 1 to January 1.
 - They are replacing a three month t-shirt shop with a nine month restaurant.

- They are going to have a consistent staff of Vineyarder's. In peak season they will need about 20% more employees. They will hire some from the High School culinary arts program as well as Johnson and Wales.
- They are working with the town Selectmen, Historical District, Cottage City Historical Commission, Planning Board, and they have a note of support from the police. They will be A.D.A. accessible.

Discussion

- A commissioner said that the MVC is aware of the parking mitigation fund but has yet to see the solutions.
- The Applicant noted that The Game Room was 6400 sf of floor area and is now empty. The Atlantic Connection is closed so some of the parking demand and traffic generation has been alleviated.
- A commissioner wanted more information about the function facility.
 - It is the same space as the restaurant. They will be running the restaurant alone in July and August and will complement that with the Function Hall in the shoulder season.
- A commissioner wanted to know more about the 10 parking spots at budget. He suggested that at the Concurrence Review they convince him that they are not doing a shell game with parking spaces.
 - The applicant said that the spaces will be marked. They will have a valet parker who will put them in the right spot.
- It was noted that this location has been a restaurant, a bar, and even a dance hall in the past.

Mark Morris made a motion to recommend to the full commission to not concur with the referral which was duly seconded by Ned Orleans. The LUPC voted 5-3 to recommend to the full commission to not concur with the referral as a Development of Regional Impact.

Adjourned 7:14 pm