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Martha's Vineyard Commission

Land Use Planning Committee

Draft Notes of the Meeting of May 7, 2007

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

Commissioners Present: Christina Brown, Richard Toole, Ned Orleans, John Breckenridge, Peter Cabana. Chris Murphy

MVC Staff Present: Mark London, Paul Foley, Jim Miller

3. 18 State Road (DRI 593) Post-Public Hearing Review

Present for the Applicant: Sylvestro Schiavone, Andrew Grant

Project Location: 18 State Road, Tisbury, MA Map 9-A Lot 4 (0.33 acres)

Proposal: To construct a 2,200 gross square foot mixed-use building (900 square foot footprint) with one office, a studio apartment and storage on a property with an existing two-unit commercial building.

- John Breckenridge suggested that to minimize the disturbance in the sensitive archaeology area we should move the shed from the lower area to the spot where the existing shed is. Ned Orleans seconded the motion.
- Mr. Schiavone protested that it would only require six post holes.
- There was some discussion on the proposed location and what zoning allows in terms of lot coverage. In the Tisbury B-1 there is no restraint on lot coverage.
- The motion failed.
- John Breckenridge made a motion that Landscaping plans should come back to LUPC for review and approval. He suggested that the landscape plan should focus on more native plants.
- Christina Brown said that all landscaping should be native except for ornamental plants directly next to building.
- The motion passed unanimously
- Several commissioners had an issue with the wording of the energy offer which just says that the building will meet code. It has to.
- John Breckenridge made a Motion to say that the project should at least beat the energy code requirements by 30%. The motion was duly seconded and passed.
- There was some discussion of where the suggested dormant easement should be with one commissioner suggesting a floating dormant easement. Some thought the easement should be to connect to the abutting neighbors and others thought it was for a theoretical road that has been talked about along the edge of Veteran's park.
- A commissioner suggested that prior to a Certificate of Occupancy we need a legal document establishing dormant easements that would connect to the neighboring properties.
- Mr. Schiavone said he will try to accommodate a dormant easement.
- John Breckenridge said that he would like to make a condition that the applicant use white cedar shingle, cedar clapboard or wood composite for the siding. Richard Toole seconded the motion. Pete Cabana disagreed saying the Commission should consider the energy expended on the maintenance of natural materials. He said that when he finishes his house he is going to have a plastic house with a steel roof. He said he couldnot in good conscience do one thing at

his own home and expect something else from someone else. He said he does not think we should exclude something if it has a natural look.

- The commissioners settled on requiring natural materials for siding but allowing plastic trim that looks natural. All agreed except Pete Cabana
- Christina Brown said she would like to add that the Wampanoag Tribal historic Preservation Officer (THPO) will be told at least one week before any excavation so that they have an opportunity to observe.
- **Chairman Murphy asked for a vote of all those in favor of approval with conditions. The vote was unanimous.**

Adjourned 7:10