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## **Martha's Vineyard Commission**

### **Land Use Planning Committee**

### **Draft Minutes of the Meeting of August 13, 2007**

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

Commissioners Present: Susan Shea, John Breckenridge; Christina Brown; Ned Orleans; Peter Cabana; Chris Murphy, and Mimi Davisson

MVC Staff Present: Paul Foley, Bill Wilcox, Christine Flynn

#### **2. 117 Beach/Perzanowski (DRI 588\*) Pre- Hearing Review**

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Present for the Applicant: David Perzanowski (Owner of the Medicine Shoppe), Candace Nichols (lawyer), and Paul Tutsis (Realtor)

**Project Location:** 117 Beach Road, Tisbury, MA. Map 9-B Lot 26 (0.54 acres)

**Proposal:** To purchase and locate the Medicine Shoppe pharmacy in a building at 117 Beach Road that was previously remanded to the Town by the MVC based upon a specific plan that this proposal would modify. \* This is not a DRI at this time as it was remanded with specifics.

**Local Permits:** Needs a Special Permit from the Planning Board under the Waterfront Commercial District for the use, the parking, a change from the approved parking plan, and modification to an existing Special Permit. They may need a Site Plan Review for signage or exterior renovations including the landscape.

#### **Applicant Presentation**

- David Perzanowski explained that they want to increase the number of parking spaces by two but they are going to make the driveway to the back more narrow which will result in less square footage in parking and driveways.

#### **Discussion**

- Commissioner Breckenridge noted that this whole proposal came to us through several gyrations a couple of years ago. The major consideration at the time was creating as much of a vegetative buffer in front of the parking as possible. It boils down to how they are going to landscape that space.
- Commissioner Murphy felt that the one thing that cries out is traffic. We do not know what the traffic will be.
- Commissioner Orleans pointed out that the business already exists on the same street. This raised the question of what would replace the Medicine Shoppe in its current location. Commissioners felt that since the current location is also a DR there is a good chance that whatever goes in to replace the Medicine Shoppe will also be sent to the MVC for Modification Review at the least.
- It was also pointed out that pharmacies are not on the DRI Standards and Criteria List of High Traffic Generating Businesses.

- Because the building is located on the border of two separate zones it was divided in half by the Tisbury Planning Board so that one half is to be used for retail and the other half is to be used for office.
- Commissioner Murphy thought it would make more sense if they changed the line so that it is divided back to front instead of side to side so that it would abide by the zoning.
- Candace Nichols said that the Tisbury Planning Board drew the line.
- Tony Peak, Chairman of the Tisbury Planning Board, said that when he received the Feeney's received their Special Permit the Board said that it should be divided side to side.
- Commissioner Davisson added that a statement about traffic should be added. Ned Orleans said that speaking from experience it is not going to add anything to an already filled road.
- Tony Peak added that the Tisbury Planning Board will be looking at that as well.

### **Motion**

- Commissioner Ned Orleans noted that the staff report says the project will be thoroughly reviewed at the local level by the Tisbury Planning Board.
- Ned Orleans moved that we not concur with the referral and recommend to the full commission that it vote to send the project back to the Tisbury Planning Board. Mimi Davisson seconded the motion
- LUPC voted to recommend to the full commission that this was not a substantial change requiring a public hearing as a DRI.
- Vote: 6 Ayes, 1 abstention.

Adjourned 7:06