



BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453,
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

Martha's Vineyard Commission

Land Use Planning Committee

Notes of the Meeting of October 20, 2008

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

Commissioners Present: Richard Toole (Chair); Chris Murphy; and Christina Brown.

MVC Staff Present: Paul Foley; Christine Flynn

1. MV Savings Bank West Tisbury (DRI 454-M) Post-Public Hearing Review

Present for the Applicant: Bruce MacNelly (Architect/Agent); Bob Wheeler; and Chris Wells.

Discussion of Offers:

- A handout titled MV Savings Bank Offers with notes of offers from the Public Hearing was handed out and discussed:
 - The Applicant shall narrow the entrance road to a maximum of 12', with entry turning radii as required by MassHighway.
 - The Applicant shall thicken the vegetation along the abutters' property lines.
 - Overflow parking area shall be in grass. The Applicant shall return to the Commission for approval if there is a desire to change the surface material.
 - The Applicant offers dormant easements allowing vehicular connections to the abutting properties on the west and east if and when either property is redeveloped and if requested to provide these connections by the West Tisbury Planning Board.
 - If Vineyard Gardens leaves and that property is to be developed for non agricultural/gardening purposes, the Applicant shall create a landscaped buffer along the eastern property line.
- There was no discussion about the first bullet regarding the width of the entry.
- Regarding the vegetation along the abutters' property line (second bullet) Bob Wheeler said that the main concern is between the bank and John Powers's property. There is a swale. John said that if you were going to do anything you have to fill in the swale.
- Bruce MacNelly said they plan on dealing with the runoff on site. The "swale" is a big hole with a well in it. They don't know exactly what they will do but said they would fill it in with more plants. Mr. Powers is worried about his visual buffer.
- Bob Wheeler said that the issue is that they do not want to encroach on the 50 foot buffer. There was a request that they not cut in that area.
- Commissioner Murphy felt that if they decide to put an access road in (fourth bullet) they would go right along the edge.
- Bruce MacNelly said they are trying to be sensitive to the abutting property. Bruce has a concern about a dormant easement for something we do not know what it is (fourth bullet). We might be willing to say we are willing to work with the Town.
- There was a condition on the original MV Savings Bank (DRI 454) decision that had the same language. This would simply extend the potential of the town to create an access road that connects this property as well.

- Bruce said that there is a difference between granting an easement on one side to both sides. It is different in terms of the scale of what comes through. The Planning Board could want the easement to go through a spot that does not work for us. We would want to be a part of the planning. We don't want to be powerless in this.
- Commissioner Brown said she would object to their wording it to be location specific. She said if and when it is ever carried out it won't be a major through road.
- Bruce MacNelly asked if they could say they would provide this connection so long as it does not materially impact the conduct of business.
- Commissioner Murphy said that the principal is to connect the lots not create a through road.
- Bruce MacNelly reiterated his concern that we are making judgments about what that might mean in 20 years.
- Bob Wheeler said we will work something out.
- Chairman Toole asked if there were any issues with the rest of the document.
- Bruce MacNelly said that the limiting the entry to 12 feet wide is fine as long as the apron can be more than 12 feet.
- Bruce MacNelly said he would like to clarify thickening the vegetation along the Tea Lane Side.
- Commissioner Murphy noted that the part designated for extra parking is along the edge of the property, obviously you can't have that and thickening of the vegetation. Currently it is not an issue but the problem would arise if Tea lane did something back there.
- Bruce MacNelly noted that the area is pretty thick.
- Commissioner Brown said that in twenty years it might not be and it could be busy with less trees. We want to protect a buffer if in the future it is too built up in that area. Look at the last bullet could you write something that does the same thing with the Tea Lane side?
- Bruce MacNelly said he was thinking they would say they would thicken the buffer on the Vineyard Garden side and maintain the buffer on the other side. There needs to be a buffer there in perpetuity. They could say that if the buffer is removed by abutters on either side the MV Savings Bank will recreate a new landscape buffer along the respective property line.
- Commissioner Brown asked what they are planning on planting along the street?
- Bruce MacNelly went over the landscape plant that was presented at public hearing. They are planning on some new oaks behind the power lines. There are some oaks that are bifurcated by the power lines so we were thinking about a few oaks behind the power line. That helps make the streetscape a little less formal.
- Commissioner Brown said that the tunnel effect of a New England town slows people down.
- Bruce MacNelly said that this is not a village. We are going to put in some birches and beech in the yards and smaller plantings with fescues and shrubs.
- Commissioner Brown asked if they would be willing to come back to the full commission with the landscape plan.
- Bruce MacNelly said that he thought this was the landscape plan with some notes. They are working with Chuck Wiley of Vineyard Gardens. They could present a final landscape plan with detailed notes to the LUPC.
- Christine Flynn, MVC Affordable Housing Planner, had a few questions about the affordable Housing offer. What you are offering satisfies our policy. Can you identify the recipient of the donation?
- Bob Wheeler said he would think it would be the Island Housing Trust (IHT).
- Chris Wells added that they could direct it to a project in West Tisbury.

- Bob Wheeler agreed suggesting that they could say it goes to 250 State Road in West Tisbury across from Nip and Tuck.
- Commissioner Brown asked what about lighting.
- Bob Wheeler said the parking lot would have a few bollards and down lights and we are removing the light poles that are there.

Motion

- ***Commissioner Murphy made a Motion to recommend to the full commission to approve the proposal with the offers as discussed. Commissioner Brown Seconded the Motion. The Motion passed unanimously (CB, CM, RT).***

Benefits and Detriments:

- The bank provides employment to island residents and keeps islanders on the island. The design is in keeping with the character of the area and island.

Scheduling

- Paul Foley, MVC DRI Coordinator, said that the Deliberation and Decision is tentatively scheduled for this Thursday but that it was the only thing on the schedule.
- The Applicants agreed to move the Deliberation and Decision to November 6 as long as it would not hold them up on the local level.
- They were told it should not and that Paul Foley would call the West Tisbury ZBA to make sure.