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## **Martha's Vineyard Commission**

### **Land Use Planning Committee**

## **Draft Notes of the Meeting of February 2, 2009**

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

*Commissioners Present: Linda Sibley(Chair); John Breckenridge; Ned Orleans; Kathy Newman; Christina Brown; Chris Murphy, Holly Stephenson; Pete Cabana; Carlene Gating.*

*MVC Staff Present: Paul Foley; Mark London;*

### **2. Williams Parking (DRI 618) Pre-Public Hearing Review**

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**Applicant:** Peter Williams

**Project Location:** 90 Dr. Fisher Road, West Tisbury Map 16 Lot 12.1B Lot (1.01 acres). The property was the subject of a Form A last year that divided Lot 12 into 3 one-acre parcels.

**Proposal:** To create a commercial parking area for 50 trucks, 25 trailers, and 20 pieces of equipment on Dr. Fisher Road in the West Tisbury Light-Industrial District. Originally the proposal was for 20 trucks, 15 trailers, and 10 pieces of equipment.

#### **Applicant Presentation:**

- Peter Williams said that the proposal is to put parking for commercial trucks and trailers on a one-acre site in the LI District. It abuts a residential area on one side. He is going to have a 20 foot buffer on the road with a planted vegetative screen.
- He estimates a 10-70% daily use of the vehicles. The highest utility that he can imagine is 70% of the parked vehicles but expects it to be significantly lower.
- There seems to be no place available to legally keep commercial vehicles. There are over 700 commercial vehicles on the island that have no place to be. The purpose of the project is to provide a place to park, there is a need.
- The reason he changed the application from 20 to 50 trucks is that the NHESP people said they only want to do this once. He is limiting the maximum size of vehicles to 18,000 pound trucks (not 18-wheeler). An 18 wheeler would be more like 50,000 lbs. The larger vehicles he is talking about would be more like a UPS Truck or a 20 foot truck, like a lawn guys trailer.
- Commissioners felt it would be helpful if staff researched and posted pictures of what an 18,000 lbs truck looks like.

#### **Commissioner Questions and Discussion:**

- Commissioner Newman said he picked this number (50) but you are not sure how they would be parked. It might be helpful to have a plan.
- Peter Williams replied that People will rent 1 or 2 spaces and they will arrange it as they need it. He does not have a formal plan for circulation.
- Commissioner Newman suggested that there could be a grid. If someone has x number of trucks you should have a sense of how it is going to work.
- Commissioner Breckenridge said that it is his understanding that a large part of the lot has been cleared and asked if he is going to clear more of the lot.

- Peter Williams said that what he anticipates is that this site plan effectively becomes the master plan. The Planning Board may tell me something different from what you say. Therefore the original application was for a partial use of the lot. Since the NHESP wanted an overall plan he bumped the numbers up to what he felt would be the maximum. He said that he wants to clear the whole site inside the 20 foot buffer and fence.
- Commissioner Gating said it would be important to have a site visit.
- Commissioner Murphy said that whatever the plan is it should be very clear. He also thinks this requires a traffic study.
- Peter Williams said it is a dirt road. He was out there today and it is the best dirt road you have ever seen.
- Commissioner Brown asked what his proposal to maintain the dirt road is and suggested that he should tell us at the public hearing how the road is maintained
- Peter Williams responded that he thinks Keene did some work. Vermont has more dirt roads than paved roads. He is going to share the maintenance with Bizarro along Dr. Fisher Road. The town has asked him to eliminate an entry he had onto Pine Hill Road.
- Paul Foley then presented a slide show of the site.
- Commissioner Murphy said that when Mr. Williams was here before and he was going to have only 20 trucks, 15 trailers, and 10 pieces of equipment he had said that the cabin would be kept.
- Peter Williams said that he can't use it as a house. He supposes it could be an office at some point.
- Mark London said that he could say it is going to be office or storage. He said that we need to clarify the Open Space and Habitat. The Open Space Policy only kicks in for properties over three acres but we might want to consider this because it is core habitat. We should look at how it correlates to core habitat and fragmentation. We need to review the policy and see if anything should be applied to this proposal.
- Mr. Williams said that the Natural Heritage (NHESP) people had some concern for some type of moth. He said that they passed on his plan to clear the whole lot.
- Chair Sibley addressed a process question. Mr. Williams is submitting a plan for 50 trucks, 25 trailers, and 20 pieces of equipment because the NHESP wants a comprehensive plan. Normally what comes to the MVC is the plan that has been submitted to the town, which in this case was 20 trucks, 15 trailers, and 10 pieces of equipment.
- Mr. Williams said that the Planning Board told him they would not talk to him while he is at the MVC.
- Chair Sibley responded that what he is saying now is that he has increased the proposal from what he submitted to the Planning Board.
- Mr. Williams said he was getting whipsawed here. His submission to the NHESP was the whole lot so he is now submitting a plan for the whole lot to the MVC even though he submitted a somewhat smaller plan to the Planning Board.
- Chair Sibley said that we are closer to the NHESP in that we would prefer a master plan. But a master plan is not a vague plan. We need to see where people are going to park. We do not make decisions on vague plans.
- Commissioner Newman suggested that Mr. Williams consider presenting a plan that is in phases. Take stage one and then say the master plan has stage two and three.
- Mark London replied that Mr. Williams said he did not want to come back to the MVC. The plan is quite clear. There will be a fence around the outside with a 20 foot buffer with parking inside that will cover the rest of the lot.

- Commissioner Stephenson noted that the plan shows Leyland Cypress to be planted along the outside edge of the property but we just had a picture that showed a considerable amount of oaks and underbrush still intact along the Pine Hill Road and Dr. Fisher Road intersection.
- Mr. Williams responded that her point is well taken. He said he will revise the plan to show that the existing trees outside the fence, where they still exist, will be retained. Other than that he will plant Leyland Cypress.
- Commissioner Murphy said that If he gets permission from us that is different from what was discussed at the Planning Board.
- Chair Sibley thought that the problem she sees is that he is saying that he wants permission to park up to 50 trucks, 25 trailers, and 20 pieces of equipment and that he is not certain how they will be parked.
- Mr. Williams said that they will be inside the fence.
- Commissioner Brown asked why we care.
- Chair Sibley asked how high the fence would be.
- Mr. Williams said that the fence would be 6 feet high.
- Chair Sibley said then many of the trucks will be higher than the fence.
- Mr. Williams replied that, with all do respect, it is a three story house. He can't build a three-story fence. They chose to buy and build on inexpensive land that abuts an L-I district near the landfill.
- **Commissioner Murphy made a Motion to require a traffic study by the MVC Staff working with the applicant that is presented to us before we meet again.**
- Mark London said we do not usually do traffic studies for private applicants. In this case he could probably do it himself.
- Mr. Williams suggested that at the height of the economy these would be accessed 70% of the time which translated into about 140 trips per day (70 in and 70 out).
- Chair Sibley said that generally the applicant asks for a heavy use scenario. I was thinking that if this is that big a truck they may have to come back for lunch in order to get to wherever they are having lunch.
- Mark London suggested that he does not have to do a Level of Service (LOS) analysis for the intersections.
- Chair Sibley countered that if the various stored vehicles all get picked up at the same time that is going to be a huge impact on both State Road and Dr. Fisher Road.
- Commissioner Murphy said we should let staff and the applicant look into this.
- Commissioner Brown asked the applicant if he is in a hurry.
- Mr. Williams replied that Dan Larkosh (who was in the audience) was going to try to stop him.
- Chair Sibley said the LUPC is only trying to help him prepare a better plan. She suggested that he should work with Staff to develop a better plan and traffic study. We will advertise the public hearing for the 19<sup>th</sup>. If we feel that we do not have enough information then we will continue it at that time.

Adjourned 7:07 pm.