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Martha's Vineyard Commission

Land Use Planning Committee

Notes of the Meeting of May 10, 2010, 5:30 p.m.

Held in the Stone Building, New York Avenue, Oak Bluffs. 5:30 p.m.

Commissioners Present: Linda Sibley (Chairman), John Breckenridge; Christina Brown; Ned Orleans; Chris Murphy; Fred Hancock; Kathy Newman; and Pete Cabana.

MVC Staff Present: Paul Foley; Mark London; Bill Veno

Audience: Nelson Sigelman

Linda Sibley called the meeting to order at 5:40 p.m.

1. DRI 324-M: M.V. Hospital Parking – Parking Condition

Applicant: Tim Walsh (CEO MV Hospital), Connie Bulman (Project Manager).

Paul Foley presented a staff report and slide show.

Condition on Additional Parking

- Condition 12.13 of the project approval required 60 additional spaces.
- The Hospital will compile the number of current and future parking spaces, namely the number of presently used on-site spaces that will remain, the number of additional spaces on site that are not presently used, the number of temporary spaces that will be removed, and the number currently parking elsewhere. This will allow calculation of the total additional need, which might surpass the 60 spaces.

Temporary Parking

- Presently, the Hospital is using the Portuguese-American (PA) Club lot for parking over 100 cars. They propose to continue using that lot until the permanent parking is set up.
- The Hospital would like to end the use of the PA Club because it expensive and distant. But, they would like to continue using it for the time being until they can get another lot approved and built, which would then satisfy the MVC Condition.

Eastville Parking Lot

- Last year, the Hospital purchased the lot next door on Eastville Avenue. That lot would work best for the Hospital; it would allow them to get the employees closer to the building.
- The Town has re-zoned the lot to the Healthcare District. The Hospital is scheduled to meet with the Planning Board.
- The Hospital's engineer did a layout that shows the possibility of accommodating 49 parking spaces within the setbacks. There would be a 7-foot fence along the dirt road right of way.
- The plan should more clearly show the landscaping and the integration of the Shared-Use Path. This might reduce the total number of parking spaces.

DMH Parking Lot

- The Hospital sees the lot across the street currently owned by the Massachusetts Department of Mental Health as a backup plan. It could accommodate 107 parking spaces with a significant buffer from both streets. The Hospital is negotiating a possible land swap.
- Tim Walsh said that the Hospital is working with the DMH on a land swap that needs a special piece of legislation and is very expensive. He would like to have the plan approved by the MVC before proceeding.
- Until the Hospital either owns the land or gets permission from the DMH to proceed with permitting, the MVC cannot review that property as a DRI. It is also not currently in the Healthcare District, so it would not appear to meet zoning.

John Breckenridge moved and it was duly seconded that LUPC recommend that the Commission find that the contractual parking agreement that the Hospital has with the Portuguese-American (PA) Club satisfies MVC DRI 324-M Condition 12.13. Passed unanimously.

John Breckenridge moved and it was duly seconded that LUPC recommend that the Commission modify Condition 12.13 to provisionally require a minimum of 40 additional parking spaces rather than 60. Passed unanimously.

Chris Murphy moved and it was duly seconded that LUPC recommend to the Commission that this does not require a public hearing because the Planning Board will be holding a public hearing and this is an extension of their overall project. He subsequently withdrew his motion.

Kathy Newman moved and it was duly seconded that LUPC recommend to the Commission that it find that the proposal for the new parking lot on Eastville Avenue is of sufficient potential regional impact that it should be reviewed as a DRI at a Public Hearing, which would also review and possibly make changes to the overall Hospital parking plan, within the Health Care District. Passed unanimously.

2. DRI 620: Morning Glory Farm – Landscape Plan

Applicant: Jim Athearn (Owner)

Jim Athearn presented a landscape plan for approval by LUPC. The committee asked for additional details on species and on minimum numbers of plants in various locations.

It was agreed that the applicant will revise the plan and submitted for consideration at a future meeting.

The meeting adjourned at 7:15 p.m.