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Minutes of the Commission Meeting Held on February 15, 2018 In the Stone Building 33 New York Avenue, Oak Bluffs, MA

IN ATTENDANCE

Commissioners: (P= Present; A= Appointed; E= Elected)

P Gail Barmakian (A-Oak Bluffs)	P Michael Kim (A-Governor; non-voting)
- Trip Barnes (E-Tisbury)	- Joan Malkin (A-Chilmark)
P Leon Brathwaite (A-County)	- Katherine Newman (A-Aquinnah)
P Christina Brown (E-Edgartown)	P Ben Robinson (A-Tisbury)
- Peter Connell (A-Governor; non-voting)	P Doug Sederholm (E-West Tisbury)
P Robert Doyle (E-Chilmark)	P Linda Sibley (E-West Tisbury)
- Josh Goldstein (E-Tisbury)	P Ernie Thomas (A-West Tisbury)
P Fred Hancock (E-Oak Bluffs)	P Richard Toole (E-Oak Bluffs)
P James Joyce (A-Edgartown)	P James Vercruysse (E-Aquinnah)

Staff: Adam Turner (Executive Director), Paul Foley (DRI Planner), Jo-Ann Taylor (Coastal Planner, DCPC Coordinator), Dan Doyle (Transportation Planner).

Chairman James Vercruysse called the meeting to order at 7:00 p.m.

James Vercruysse, Chairman, said that the Flat Point Farm Plan Public Hearing has been postponed.

Adam Turner added that the applicant has elected to go directly to a Public Hearing. The LUPC decided that the application was complex enough that it would need to have a public hearing.

1. PHILLIPS HARDWARE MIXED USE-OAK BLUFFS DRI 663-M MODIFICATION REVIEW

Commissioners Present: G. Barmakian, L. Brathwaite, C. Brown, R. Doyle, F. Hancock, J. Joyce, M. Kim, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole, J. Vercruysse.

For the Applicant: Donna Leon, Susan Phillipps, Chuck Sullivan (Architect), Peter Gearhart

1.1 Staff Report

Paul Foley presented the following:

- The proposal is to modify a 2016 MVC DRI approval to demolish an existing 8,570 sf 1-3 story building (part of which was built in 1880) and reconstruct a 3 story 17,844 sf (with basement) mixed-use building in the historical style with eight apartments, rather than eight hotel rooms.
- An interpretation of the zoning by the Building Inspector at the time was to limit the upper stories to no more than three residential units. Therefore, the project was approved as a hotel use until such time as the zoning could be amended. The zoning has been amended and the applicant is switching the use to the originally intended apartment use.
- The eight residential units would include four two-bedroom units and four one-bedroom units.
- The applicant is also looking for a potential third retail unit in the future within the approximately 1,000 sf of Phillips Hardware space.

- The LUPC did not provide a recommendation to the Commission because they did not have an affordable housing offer at the time, but that has now been received.
- The applicant has offered that two second floor apartments (one two-bedroom and one one-bedroom) be dedicated to work force housing. The one-bedroom unit will be dedicated as year-round housing. The two-bedroom unit will be rented for no less than a six week increment, but ideally year-round. The units will be occupied by a minimum of three employees and a maximum of six employees. The offer of workforce housing is preferable to a monetary mitigation.

Leon Brathwaite said the applicant is basically changing the word hotel to apartment. **Paul Foley** said yes, and the potential to add the third retail unit, but there is no change in footprint. **Fred Hancock** added that the applicant is also adding the affordable housing offer.

1.2 Applicants' Presentation

Chuck Sullivan presented the following:

- The applicant is requesting the modification due to the change in zoning from hotel to residential.
- The next step is to go to the Planning Board for a special permit, and the permit for the housing units.
- The other change is the third retail space which would most likely also have to go back to the Planning Board.
- The workforce housing has been offered to meet the affordable housing component.
- A stormwater solution is still necessary, and the applicant is hoping to tie into the sewer. There have been discussions with the Highway Department, and the applicants are waiting for the proper channels for approval.
- The lighting and the construction plan would come back to the MVC for approval.
- Essentially the project is the same as when it was approved by the MVC.

Fred Hancock moved and it was duly seconded that the modification does not rise to the level requiring a public hearing, as it was believed that when the project was approved, the housing units were for residential use and not hotel rooms.

- **Christina Brown** questioned how the affordable housing plan would be kept track of and said it was a great idea to have the plan as stated.
- **Donna Leon** said they would have the apartments designated only for workforce housing.
- **Richard Toole** said there will be eight apartments total, and two would be set aside for work force housing. He asked how the rest would be used.
- **Donna Leon** said the applicants are hoping for year-round rentals and will maintain ownership of them.
- **Chuck Sullivan** said there would be a six week limit on the two-bedroom unit in the event that a seasonal employee needs it. This gives the applicant the flexibility, but ideally it would be year-round occupancy.
- **Christina Brown** said the apartments would be occupied by employees, and asked if it would be limited to Oak Bluffs businesses.
- **Donna Leon** said the apartments would be occupied by their employees, and would be limited to Oak Bluffs businesses.

Voice vote. In favor: 11. Opposed: 1. Abstentions: 1. The motion passed.

Fred Hancock moved and it was duly seconded to incorporate the modification into the MVC decision and the affordable housing offer to replace that part of the original decision. Roll call vote. In favor: G.

Barmakian, L. Brathwaite, C. Brown, R. Doyle, F. Hancock, J. Joyce, B. Robinson, L. Sibley, E. Thomas, R. Toole, J. Vercruysse. Opposed: none. Abstentions: D. Sederholm. The motion passed.

2. EAST CHOP BLUFF REPAIR-OAK BLUFFS DRI 679 CONTINUED PUBLIC HEARING

Commissioners Present: *G. Barmakian, L. Brathwaite, C. Brown, R. Doyle, F. Hancock, J. Joyce, M. Kim, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole, J. Vercruysse.*

For the Applicant: *Liz Durkee, Carlos Pena (CLE Engineering)*

James Vercruysse, Public Hearing Officer, opened the Continued Public Hearing.

2.1 Staff Report

Paul Foley presented the following:

- The project includes expanding the existing revetment seaward and landward to elevation 20 feet (NGVD 29) to account for wave run up and sea level rise.
- The project would increase the height of the revetment by 8 to 10 feet to a height of elevation 20 ft.
- The plan would expand the revetment 30,360 square feet for a total area of 77,650 sf.
- The revetment would be constructed of angled armor stones at a slope of 1.5:1 (horizontal to vertical).
- The revetment would include a five foot flat top to improve public access to the beach.
- Remaining issues from the first public hearing:
 - Commissioners requested language for various funding and phasing possibilities.
 - There was a discussion about whether there was the possibility of getting a waiver from Mass DoT relative to the guard rails.
 - Images of other, similar work that CLE has done, such as in Scituate or elsewhere were requested.
 - Sections of the site from the water to the street including the berm were requested.
- The East Chop Bluff Stabilization Locus was reviewed.
- Photos of the existing conditions were reviewed as a summary of what was reviewed at the first public hearing.
- Some of the drains are on the seaward side of the road but some are on the landward side. If all are on the landward side it might help to improve drainage.
- The preliminary design plan was reviewed.
- The CLE Funding Phasing Plan was reviewed. It would be a 50-week project with excellent weather. It would cost \$3 to \$5 million to construct the south ramp, and if fully funded the applicant can do the whole project.

Fred Hancock asked if the MVC had received a revised plan. **Carlos Pena** said it was submitted to the MVC, but once approved the applicant would have to submit to the Conservation Commission.

2.2 Applicants' Presentation

Carlos Pena presented the following:

- The plans have been revised to remove the four foot road shoulder since it is not considered a part of this project, and have added a berm for the leeward side of the road, which would be reconstructed to the pre-existing conditions if removed during construction.
- A Phasing Plan has been added to the application package.
- The preliminary design plan was shown. A typical section between Harrison and Brewster Avenues was reviewed. This is the plan to stabilize the entire system.

- The Project Phasing was reviewed.
 - There will be no work done in the summer.
 - The construction season would be from Labor Day to Memorial Day.
 - Preliminary site access would be along New York Avenue and East Chop Drive (Oak Bluffs Harbor).
 - Submission and approval of a Contractor Safety Plan for Seasonal/Phase site closures is required. This includes the barriers and lockup during non-construction periods. There will be fencing, and the site will be secured and posted. There will be no pedestrian access to the site.
 - Project duration = 2,500 ft/50 ft per week = 50 weeks, plus additional time for seasonal closings, phasing and weather delays. This could stretch out over 2-3 years. When the temperature is below freezing, the stone work can be done, but not the other coastal bank work. The applicants are hopeful to finish in two years.
 - Proposed Phasing:
 - \$3-\$5 million: Construct south ramp and repairs from STA 0+50 to STA 5+00
 - \$5-10 million: Construct south ramp and reconstruct from STA 0+50 to 12+00
 - \$20 million: Construct south and north ramps and reconstruct from STA 0+50 to 23+50. And complete the job for the entire length and work each end towards the middle and then work back.
- The report for the emergency road inspection will be available soon, and will be shared with the MVC and the Town of Oak Bluffs.
- Any materials used for emergency repairs will be reused somewhere else in the project, so there will be no waste.
- There was catch basin that was brought to attention across from Munroe Avenue. It is the only catch basin on the seaward side of the road. It was not expected to need a lot of work to pitch the road the other way, so the catch basin is on the inside, and will be considered for the final project design.

2.3 Commissioners' Questions

Fred Hancock asked if there is one catch basin that is failing and eroding the bank. Would fixing it be included in the first phase of construction? **Carlos Pena** said all of the catch basins have issues. In order to have a permanent solution, a new pipeline would need to be installed in the bank that would terminate at the top of the revetment. Any other work would be temporary, but doing something temporary would be better than doing nothing at all.

Gail Barmakian asked if the work would affect any private homes if it was started from the harbor. **Carlos Pena** said the work would start at the southern end and it would not affect homes.

Gail Barmakian asked if the first section is one of the more critical sections. **Carlos Pena** said the critical part of the bank is between Brewster and Harrison Avenues.

Linda Sibley said this project will put a lot of big vehicles and heavy equipment on the road. She asked for more information on why the project couldn't be accessed from the ocean; glacier erratics were previously mentioned. **Carlos Pena** said in the off season there will be construction traffic. In terms of the access from the ocean, he showed where the water depth is indicated on the plans. A barge fully loaded with stone would draft 8-12 feet and there is only have 5-7 feet of clearance. If it wasn't for the larger stones in the water, and if there was 10 feet of tide, a barge could be floated in and out at high tide.

Richard Toole said the concern he heard last time was the phasing and the uncertainty of the funding mechanisms, and that makes him nervous. What happens between construction times? What if a

serious storm comes, would it be left protected between construction events, so as to not increase its vulnerability? **Carlos Pena** said what was done in Scituate was to complete a section and then a section of loosely ground stone to breakup any energy. The plan would be run through the Town of Oak Bluffs to be sure everyone is on the same page.

Adam Turner asked if there was any language to be put in the decision to state how the site would be secured, what would be done about the road to be sure it does not deteriorate back. **Carlos Pena** said the road would have sheeting on each side and if there is enough money, some money could be set aside to remove and reconstruct the ramp.

Fred Hancock said the Commissioners asked the MVC staff to look at other approved barriers and they found some cable systems that are highway approved. They said in low service areas, a two strand system with wooden posts could be used. It would be good to look at this system and it could be included in the decision to go with one or the other and/or have the Town consider it. **Carlos Pena** agreed.

Fred Hancock said there is a plaque on one of the stones at the bottom that is important (it is in remembrance) and said per Carlos Pena that it will be saved and re-installed. **Carlos Pena** confirmed it would be reset.

Doug Sederholm asked where material would be staged after it is removed from the bank. **Carlos Pena** said we will remove the debris and anything not incorporated in the project will be removed and disposed of. We will reuse the stone revetment if we can for the middle layer. We will use as much as possible of what is there. There will be an offsite staging area. **Fred Hancock** said probably at Goodales.

Christina Brown said she noticed in the ENF letter from MEPA that there was a strong recommendation to install vegetation on the slope with deeper roots, and it might be helpful for the MVC as well as the Conservation Commission to review the vegetation. **Liz Durkee** agreed and said a planting plan will be submitted. The vegetation will have deep roots.

Fred Hancock asked what type of sand would be brought in. **Carlos Pena** said in the preliminary stages, a lot of final details have not been worked out yet. A plan with more consistency including the final specifications will be submitted. **Fred Hancock** said the MVC would ask to have the plan specifications.

Adam Turner asked that they explain how to obtain funding. **Carlos Pena** said the local State Representatives are the beginning of the funding mechanism and EOEa. The applicant will try to get as much funding as possible. Once permits and design is done, it is easier to get more funding so our aim is to get that done right away. We believe to be on schedule and to finish funding in 2018 and start the job in 2019.

Gail Barmakian asked if working at the bottom of the bank would be a problem with silt flowing onto the shoreline from the construction project. **Carlos Pena** said anything used has to be able to retain vegetation on the bank. There will be some erosion control measures. The revetment first will be built first with sand material on top and then graded, with have erosion control measures to prevent silt.

Fred Hancock said it doesn't seem beyond the realm of possibility to raise the first half of the funding, and it might be easier than getting the second half. The second ramp wouldn't be built unless the full funding had been received. **Carlos Pena** said everything on the north of the project would occur once we have funding. **Liz Durkee** said once this project is done, we have other projects to do so we would make sure this one is done.

Gail Barmakian said there does need to be flexibility in how the funding goes. There seems to be a thoughtful process here without tying hands.

Carlos Pena said the basic requirement of the project is getting the stone in and the key is getting Harrison to Brewster Avenues done.

2.4 Applicants' Closing Statement

Carlos Pena thanked the MVC for their attention and hopefully this will be a major improvement to this area, the Town of Oak Bluffs and the Island. He thanked the Commission again.

James Vercruysse, Public Hearing Officer, closed the Public Hearing.

Adam Turner said LUPC will be scheduled for February 26, 2018.

3. OLD COURTHOUSE ROAD DEMOLITION-WEST TISBURY DRI 680 PUBLIC HEARING

Commissioners Present: G. Barmakian, L. Brathwaite, C. Brown, R. Doyle, F. Hancock, J. Joyce, M. Kim, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole, J. Vercruysse.

For the Applicant: Jen Rand (Town Administrator)

James Vercruysse, Public Hearing Officer, opened the Public Hearing and read the Public Hearing Notice. The applicant is the Town of West Tisbury. The project location is 16 Old Courthouse Road, West Tisbury Map 22 Lot 8 (22,150 sf lot). The proposal is to demolish a building built in 1895 that has served in the past as the West Tisbury Town Hall, Library and as a fire station.

3.1 Staff Report

Paul Foley presented the following:

- The site plan was reviewed.
- According to the MHC MACRIS site, the building was built in 1895. Originally built as the Middletown Association Community Hall, it soon after became the Town Offices after the town separated from Tisbury and became West Tisbury in 1892.
- The Town Offices left this location in 1945 when the Town purchased the old schoolhouse building near the Mill Pond, which later became the Police Station in 1974.
- Shortly after the Town Offices moved in 1945, the old town hall building was converted to a fire station (Engine House #2), and remained so until the new Emergency Services Facility building was built. The building was then used by the Recreation Department.
- Transfer of the building to the West Tisbury Affordable Housing Committee is on the Town Warrant.
- The Town hopes to build an affordable house on the lot, but do not have definitive plans at this time. Legal issues with the property title have been worked out. The Town expects any demolition contract would include the value of the salvageable wood and granite.
- Key issues include:
 - Is this building too historically significant to be demolished?
 - Can the building be moved, or disassembled and reassembled?
- According to the environmental report, several types of suspect asbestos containing building material (ACBM) were observed, including friable and non-friable suspect material. Sampling was performed, and asbestos was detected in the following materials: window glazing, storm window caulk, and flashing compound.
- Spot sampling for lead based paint (LBP) was performed and was found to be present on the garage doors and the window sills.
- The wood in the building (very wide boards and 2"by 4") appears to be very old and not located near or affected by the environmental issues that have been noted. The wood may represent the original forest of Martha's Vineyard.

- The West Tisbury Planning Board sent a letter that they voted unanimously in favor of demolition and transfer to affordable housing.
- The site can accommodate three bedrooms. The future structure will either be a single-family home or a duplex. It has not been decided on whether it would be owned or rented.
- A report of the Old Courthouse Road Fire Station Re-Use Committee, and an assessment by the West Tisbury Historical Commission has been submitted by the applicant.
- A group of neighbors have submitted a letter expressing a desire to see the building saved if possible. If not, they would like it to be a single-family home in keeping with the character of the neighborhood. They also recommend that soils be tested given the history of trucks on the site.
- Photos of the interior of the building were shown. The second floor is held up by steel rods.
- There is an additional cinder block building in the back.
- The Town is looking to incorporate reuse in their demolition bid.
- The MVC Demolition Matrix was reviewed: Age- 1.5 points, Historical /Cultural Significance- 2.5 points, Design/Construction- 1 point, Locations Visibility- 1 point, and Town Review- 0.5 points for a total of 6.5 points. 6 to 8 points is limited significance, such that the Commission may determine to concur or not concur.

Doug Sederholm said it was noted that the Town thought the site would support up to three bedrooms, and asked if that was with a Title Five system or advanced denitrification.

Gail Barmakian asked what watershed the property is in. **Doug Sederholm** said the West Tisbury Pond.

Gail Barmakian asked if any work was done to see if the building could be relocated and reused. **Paul Foley** said it was looked at by the Town.

3.2 Applicants' Presentation

Jen Rand presented the following:

- She did not know the answer to the septic question. A 0.75 acre lot supports three bedrooms, so the site is limited to what can be done with it.
- Predevelopment has not been started because if the building cannot be demolished, the Town will go in another direction.
- Reuse of the building was discussed by the committee and the cost benefit analysis showed the Town would be better served with a new building. We would have to go so far back to renovate that ultimately it would be a new building.
- There is value in the wood and the granite, and the bid takes that into account and will be structured to maintain that value. The more value that can be obtained out of the procurement, the less the cost to demolish.

Doug Sederholm said the property is noted at 0.75 acres, but the Staff Report says 22,150 sf which must be a typo. **Jen Rand** said it is 32,000 sf, or 0.75 acres.

Fred Hancock said everything presented shows that the Town would be using the property for affordable housing, and suggested using definitive language to that intent in the documents submitted to the MVC. **Jen Rand** said affordable housing is the only intent the Town has, and on April 10th the voters have to allow that to happen. A historic demolition is not something the Town takes lightly, and the fact that Selectmen Skipper Manter voted to approve the demolition is astonishing.

Michael Kim asked if the land could be sold to a private, affordable housing entity and then the Town could use the funds to develop more affordable units elsewhere. **Jen Rand** said the model is to keep the property in the Town's affordable housing pool and control what happens there. She couldn't imagine the funds from the sale of the lot would be enough to be able to find another property in the Town based on the current market rates.

Doug Sederholm asked if the property would stay as affordable housing in perpetuity. **Jen Rand** said yes it would.

3.3 Public Testimony

Ted Jochsberger is a member of the West Tisbury Affordable Housing Committee (WTAHC). The WTAHC has discussed this project thoroughly and it may be hazardous to leave the structure as is, so something needs to be done. A plaque could be installed to preserve the tradition of the Island.

Jason Napior is an abutter on Old Courthouse Road and personally thought the building was in great shape. There may need to be some mitigation for some of the items, but the walls and ridge are straight and true. He wouldn't say it is in dangerous condition and feels there is historical value. It is one of the oldest Town buildings and owned by the Town. He was very surprised that the Town would give up three quarters of an acre of land that is on a paved Town road. The Town's infrastructure and the need for storage is increasing, so he was curious why the Town doesn't see the value of holding onto the property and structure. He sees a lot of value for the Town holding onto it, since it could be used for small equipment storage, and he would like to hear why the Town wouldn't want to hold onto it for future use. There is also another proposal for affordable housing on this road (Huseby Mountain), so in general, the total impact for that area needs to be examined.

Kent Healy has been looking at the building for the last 35 years. The last attempt was looking at it for a Highway Department garage and it couldn't be used. There are parts that can be saved, such as the wood and granite, but the rest is not very good.

3.4 Commissioners' Questions

Doug Sederholm asked if there were any photos of what it looked like before it was a fire station. **Jen Rand** said there are not, but she gave a description. There was a portico with a door instead of the garage doors, the second floor windows were there, and there was not the concrete in the back.

Christina Brown said there is a sign on the building that says Community Hall. Was it ever used as a Community Hall? **Jen Rand** said no, it was a dream of the Parks and Rec Department. A space and need analysis was done, and every time we came up with a need, it was not compatible with the neighborhood and it would not be neighborly to use the building in that way.

There was a discussion about the lot size.

- **Jen Rand** said the lot has been surveyed and the boundaries of the lot are solid.
- **Ben Robinson** said the assessor's map measures the property as a half-acre.
- **Jen Rand** said there was some confusion over the lot line, and she did not believe the assessor's list had been updated with the correct information. There was confusion of the lot lines on Lot 51. When the lot lines were corrected, it showed there Lot 51.1, which was not recorded properly.
- **Doug Sederholm** said the MVC should check the Registry of Deeds. That is the recorded plan. It is not unusual for assessor's maps to be wrong.

Gail Barmakian asked if the building code was more lenient for old municipal buildings. **Jen Rand** said no, once \$25,000 is spent, it must be brought up to code. Regulations for the use of municipal funds may be different than the residential regulations. It would be more expensive to restore a residential property than building a new home. Tax payer money will be used for this municipal project.

Michael Kim asked why the Town didn't want to restore and use this building. **Jen Rand** said the building does not suit the needs of the Town, and generally renovation is more expensive than new construction.

There was a discussion about Town use of the building.

- **Jason Napior** said he felt that the needs of the Parks and Rec Department were being overlooked when the needs of the Town were discussed. The Department has had no storage, they would love more space for their equipment, and there would be low volume use in the off season. They currently use a shed to sell beach stickers, he asked if that was examined by the Town when determining the need.
- **James Vercruysse** said we are looking tonight at the Town using the building for affordable housing.
- **Ted Jochsberger** said new construction is always easier than renovating.
- **Doug Sederholm** said Mr. Napior's question is an excellent topic for Town Meeting, but not for the MVC reviewing the project at this time.

Christina Brown said the applicants have mentioned Huseby Mountain, and asked how that was connected. Is the large lot behind the building the Huseby Mountain project? **Jen Rand** said the Huseby Mountain project is not involved with this project. The lot abutting is not Huseby Mountain, and she pointed to where the lots were shown on the site plan.

Jill Napior said the neighborhood question the neighborhood has about turning the property into affordable housing is that we believe that IHT will be managing the project. **Jen Rand** said no, the process has not been started yet, and she believed it would follow the protocol for these types of projects, and go through a public procurement process.

James Vercruysse, Chairman, reminded everyone that tonight the MVC is deciding if this project is eligible for demolition to develop affordable housing.

Adam Turner asked when the demolition would occur. **Jen Rand** said if the Town Meeting vote does not pass, it would not be approved. Nothing would happen prior to Town Meeting.

Linda Sibley said no one has asked how many bedrooms/kitchens could be put in this building. **Jen Rand** said predevelopment work has not been done yet. The consensus has been to not restore.

Leon Brathwaite said it would be more costly to restore. Currently, there is a concrete structure in the center.

Gail Barmakian asked if there are a number of homes pre-1895 in West Tisbury, and how many have been demolished. **Jen Rand** said those numbers could be found. **Adam Turner** said the MVC has that information.

Christina Brown asked if the building was part of the Historic District. **Jen Rand** said the Historic District does not extend there.

James Vercruysse asked if the building was ever used as a Library. **Jen Rand** said it was not.

There was a discussion about closing the Public Hearing.

- **James Vercruysse** suggested closing the Public Hearing.
- **Ben Robinson** suggested keeping the written record open to be able to review the lot size.
- **James Vercruysse** asked if the Town has a definitive answer.
- **Jen Rand** said she could provide the information.
- **Doug Sederholm** asked if the survey was the plan that was recently recorded, and asked for that to be submitted.
- **Jen Rand** said yes, and she will submit the plan.

James Vercruysse, Public Hearing Officer, closed the Public Hearing and left the Written Record open until 4:00 p.m., February 26, 2018.

4. NEW BUSINESS

Commissioners Present: G. Barmakian, L. Brathwaite, C. Brown, R. Doyle, F. Hancock, J. Joyce, M. Kim, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole, J. Vercruysse.

4.1 Executive Director Report

Adam Turner presented the following:

- As a point of information, Paul Foley filled out the first part of the demolition score card for the West Tisbury Old Courthouse Town/Fire Hall. There is a second part that will be reviewed at the LUPC meeting.
- The approval of the minutes has fallen behind. Four sets will be sent out to Commissioners next week for review.
- The RFP for the Engineering Grant is ready to submit.
- The MVC has received a request from the sixth grade teacher at the West Tisbury School whose class is looking at the issue of mass balloon release and they would like the MVC to write a letter banning it.
 - **Gail Barmakian** said there is a warrant article in Oak Bluffs to ban the release of helium balloons.
 - **Linda Sibley** asked if they would not be able to be sold.
 - **Gail Barmakian** said the warrant article was just about the release, they can still be sold.
 - **Linda Sibley** asked if there was any technology to make balloons that dissolve in water.
 - **Ben Robinson** said it would dissolve if was made out of paper.

Leon Brathwaite moved and it was duly seconded to send a letter in support of banning mass balloon releasing. Voice vote. In favor: 12. Opposed: 1. Abstentions: 1. The motion passed.

- The Eversource Five-Year Vegetation Management Plan has been submitted to the State, and the comment period is open. The MVC sent letters of opposition last year to their Yearly Operational Plan. We are not looking to oppose the entire five year plan. We are looking to ask them to have a consultation meeting to go over the plan and explain, as well as go over the dates. We will also request that they not use two or three of the proposed chemicals. It was thought that his would be a better strategy.
- The MVC is looking to develop a plan with the High School to provide the MVC with graphic support.
 - **Dan Doyle** said discussions have been focusing on independent studies this spring.
- Senator Cyr will be here on February 22, 2018 from 1:00 p.m. to 2:30 p.m. to talk about bills establishing a Wastewater Trust (Wastewater Funding Mechanism, Bill S2163 and H3902).
 - **Gail Barmakian** said as she understood it, there would be regional fund and Dukes County would only have one seat, so most of the funding would likely go to the Cape.
- Adam Turner and Ben Robinson are developing a Green Building Policy, and will create a manual to give to applicants.
- The pond opening study will quantify the pond openings, the effects on nitrogen and how long those effects will last.
- The historical inventory project is coming along. A grant has been received to start supplementing the historical survey information for structures. Edgartown and Oak Bluffs are slated for the first round of inventories.
- Every summer we do a lot of water testing, and a report is produced. The report from last summer will be ready soon, and will include three years of trends.

4.2 Reports from Committees and/or Staff

Leon Brathwaite said the short term residential unit legislation is not just regulating Air BnB, it is not just for the rental of rooms. It will affect lots summer rentals, and he was opposed to it. It will change homeowners insurance and possibly financing with a lender. It will hurt the person who rents their home seasonally in order to be able to make it.

Housing Group

James Vercruysse said the Housing Group sent out questions for an RFP, and we have received responses to those questions. We will be reviewing the responses.

Water Quality Policy

Fred Hancock asked for a status on the Water Quality Policy.

Doug Sederholm said the policy has gone through fifteen drafts and will be brought to the MVC soon.

Shared Use Path

James Joyce said he would like more information regarding the Shared Use Path that was written about in the newspaper.

Adam Turner said the Joint Transportation Committee appropriated the money to develop the path between Five Corners and Winds Up. In terms of design, it is a State road, but the MVC has been somewhat involved.

Meeting Dates

Paul Foley said the MVC meeting dates need to be set for March, as the school vacation week is the first week of March and usually the Commission does not hold a meeting during vacation week. The meetings could be on March 8th and March 15th.

Linda Sibley said the MVC is required by law to have a meeting on the third week of the month unless it is voted to change.

Paul Foley said the third week is March 15th. It was the consensus of the Commissioners to have the March MVC meetings on March 8th and March 15th.

The meeting was adjourned at 8:50 p.m.

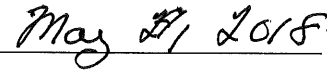
DOCUMENTS REFERRED TO DURING THE MEETING

- Martha's Vineyard Commission DRI # 663-M Phillips Hardware Mod to Apartments MVC Staff Report – February 15, 2018
- DRI 663-M Phillips Hardware Modification Request, Dated 1-12-2018
- DRI 663-M Phillips Hardware Workforce Housing Offer, Dated February 14, 2018
- 2016 DRI 663 Conditions
- Phillips Hardware Floor Plans and Exterior Elevations, Dated 2018-01-25
- Martha's Vineyard Commission DRI # 679 East Chop Bluff Repair MVC – First P.H. Remaining Issues - 2018-02-15
- East Chop Bluff Repair Access Ramp Detail, Preliminary Design Plan and Project Phasing
- Martha's Vineyard Commission DRI # 680 West Tisbury Old Town/Fire Hall Demolition MVC Staff Report – 2018-02-15
- Report of the Old Courthouse Road Fire Station Re-Use Committee
- Assessment by the West Tisbury Local Historical Commission, RE: Former Town Hall/Fire Station 2, Dated 24 March 2017
- Town Of West Tisbury Planning Board letter to the West Tisbury Board of Selectmen in favor of demolition of the old Fire House on Old Courthouse Road, Dated January 25, 2018

- Letter to the Martha's Vineyard Commission regarding the demolition of the old Fire House on Old Courthouse Road from the Neighbors of Old Courthouse Road, Dated February 12, 2018
- MACRIS WTI.56 West Tisbury Old Town Hall, Dated January 8, 2018
- MVC Policy for DRI Review Demolitions, DRI 680 West Tisbury Old Town/Fire Hall Historic Matrix, Dated 2018-02-15



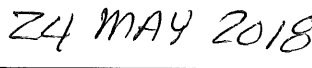
Vice-Chairman



Date



Clerk-Treasurer



Date