

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

## Minutes of the Commission Meeting Held on May 24, 2018 In the Stone Building 33 New York Avenue, Oak Bluffs, MA

### IN ATTENDANCE

---

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

- |  |  |
|--|--|
| - Gail Barmakian (A-Oak Bluffs)          | - Michael Kim (A-Governor; non-voting) |
| P Trip Barnes (E-Tisbury)                | P Joan Malkin (A-Chilmark)             |
| P Leon Brathwaite (A-County)             | P 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)        |
| P Josh Goldstein (E-Tisbury)             | P Ernie Thomas (A-West Tisbury)        |
| P Fred Hancock (E-Oak Bluffs)            | P Richard Toole (E-Oak Bluffs)         |
| - James Joyce (A-Edgartown)              | - James Verduyze (E-Aquinnah)          |

Staff: Adam Turner (Executive Director), Bill Veno (Senior Planner), Paul Foley (DRI Planner), Christine Flynn (Economic Development and Affordable Housing Planner), Dan Doyle (Regional Planner).

**Acting Chairman Robert Doyle** called the meeting to order at 7:00 p.m.

### 1. MORNING GLORY FARM-EDGARTOWN DRI 620-M4 MODIFICATION REVIEW

---

*Doug Sederholm recused himself.*

Eligible Commissioners: T. Barnes, L. Brathwaite, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Malkin, K. Newman, B. Robinson, L. Sibley, E. Thomas, R. Toole

For the Applicant: Simon Athearn, James Athearn

#### 1.1 Staff Report

**Paul Foley** presented the following:

- The packet of information contains the MVC Staff Report, the LUPC meeting notes, the applicant's narrative, an email from the Land Bank approving the plan, the plans and the elevations.
- The proposal is for the construction of a 1,764 sf vegetable washing barn at Morning Glory Farm.
- In 2010, DRI 620 was approved with conditions to remove parts of the existing Morning Glory Farm stand and then rebuild, reorganize, and expand the commercial operation.
- In 2014, the MVC voted to allow the applicant to make changes, including a proposed new exit and changes to the layout of the parking lot as an insignificant minor modification.
- In 2016, the MVC voted to allow a three part modification to DRI 620 as a minor modification. The first part met Condition 8.1 of the original DRI 620 Decision with a new workforce housing bunkhouse (recently completed) with Clivus composting toilets; the second was a covered exterior stairway to the back of the main farm stand building; the and third was to install approximately 1,000 sf of solar panels (total) on the roof of the barns.

- The new barn would be adjacent to, but separated from, the current vegetable barn. It would be made of Structural Insulated Panels (SIP) with natural siding, either board and baton or shingles.
- The site plan, elevations, and site photos were reviewed.
- The plan includes a new farm traffic lane and changes in the flow of the farm materials.
- The Land Bank sent an email to the MVC that the proposed plan “comports with the Land Bank’s agricultural preservation restriction, view easement, and architectural restriction.”
- The LUPC voted to recommend to the MVC that the modification does not require a public hearing.

### **1.2 Applicants’ Presentation**

**Simon Athearn** presented the following:

- The existing washroom was built in 1988.
- The new building is intended to comply with the Federal Food Safety Modernization Act that was passed in 2011, and the implementing Produce Safety Rule that was passed in 2015.
- In order to meet those standards, the washroom would need new floors, walls and ceilings.
- It became apparent that the best idea would be to build a new vegetable washing barn, and renovate the old space to be used to accommodate the needs for the store, such as storage and more kitchen space.
- The applicants applied for grant money, which was awarded by the Massachusetts Department of Agriculture (MDAR). The monies need to be spent before June 30, 2018.
- The new law is administered by the Federal government, and Massachusetts has taken jurisdiction through Home Rule.
- The applicants went through a design process with MDAR, who provided help with water engineering and design flow process engineering. This proposal is the end result.
- During the design process, the applicants were able to abandon a cooler that is currently in the basement, which poses a safety issue.
- Delivery would be linear, which is also better for safety because it eliminates the need for farm staff to back into parking spaces.
- The model follows a linear design with a separation of uses. On one side would be farm truck receiving, then washing, then vegetables would cross the clean/dirty barrier to the produce coolers, then out the door to the wholesale desk and staging cooler, onto the kitchens and then onto the store in a single direct line on a single level.
- The design will fit into the scenery. The applicants have chosen to separate the building with a roof peak running in the opposite direction of the store roof, to accent the barn and break up the roof and sightlines.

**Adam Turner** asked if there would be any retail operation in the new barn. **Simon Athearn** said no, it would be to service the retail operation.

### **1.3 Land Use Planning Committee Staff Report**

**Richard Toole**, LUPC Chairman, said the proposed plan would help the flow of the parking lot. The building will fit in and block some of the unattractive plastic greenhouses. It will make the business more efficient and improve the scenic value. They’ve received the grant, but they need to spend the money by the end of June.

**Fred Hancock** clarified that the traffic for the proposed barn would be the farm’s own traffic going to the washing shed, so it wouldn’t lead to huge traffic at the farm stand. The path to the store for shoppers would be unchanged. The proposal will improve their operation.

**Josh Goldstein moved and it was duly seconded that the modification does not rise to the level requiring a public hearing. Voice vote. Approved: 12. Opposed: 0. Abstentions: 0. The motion passed.**

**Josh Goldstein moved and it was duly seconded to approve the modification as presented.**

- **Fred Hancock** said from his point of view, the MVC can leave the decision up to the applicant for the exterior, to use one or the other, either board and baton or shingles.

**Roll call vote. In favor: T. Barnes, L. Brathwaite, C. Brown, J. Goldstein, R. Doyle, F. Hancock, J. Malkin, K. Newman, B. Robinson, L. Sibley, E. Thomas, R. Toole. Opposed: none. Abstentions: none. The motion passed.**

**Doug Sederholm** rejoined the meeting.

## **2. FLAT POINT FARM-WEST TISBURY DRI 34-M3 DELIBERATION AND DECISION**

---

*Eligible Commissioners: T. Barnes, L. Brathwaite, C. Brown, R. Doyle, F. Hancock, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole*

*For the Applicant: Reid Silva, Eric Peters*

### **2.1 Staff Report**

**Paul Foley** presented the following:

- The packet of information contains the possible conditions/suggestions, post public hearing letters received by the MVC, post public hearing LUPC meeting notes, and the draft benefits and detriments.

### **2.2 Land Use Planning Committee Staff Report**

**Richard Toole**, LUPC Chairman, said the LUPC basically felt the modification was okay as presented. It preserves open space in a very delicate area of the Island. It also provides one affordable housing unit for the family.

**Linda Sibley moved and it was duly seconded to approve the Farm B preliminary plan as presented along with the five suggestions for the definitive plan.**

- **Fred Hancock** said there was a discussion to eliminate the language "conditions."
- **Adam Turner** said he spoke with the MVC lawyer, and she said that since this approval would be a conceptual compliance, the language should be changed to "suggestions."
- **Leon Brathwaite** asked if the affordable lot was included in the decision.
- **Richard Toole** said the applicant has offered an affordable housing within the Town of West Tisbury.
- **Leon Brathwaite** asked if it could be made into a three acre lot.
- **Linda Sibley** said the applicants do not need three acres in West Tisbury for affordable housing.
- **Joan Malkin** said they offered one lot.
- **Adam Turner** said the affordable housing component was being controlled by the Town of West Tisbury. MVC counsel and Town counsel said one unit would be required, and that will be provided.
- **Reid Silva** said the Planning Board will decide if the affordable housing lot is adequate.
- **Fred Hancock** asked if it would be in place before the Form C was filed.
- **Reid Silva** said he did not know the exact timing, but it will happen quickly.
- **Linda Sibley** said on the Form C, the MVC would require the affordable housing lot before subdividing.
- **Katherine Newman** said the lot is good, but the philosophy behind doing it includes family, and that is what affordable housing is about.

- **Fred Hancock** said the Fischer farm is providing affordable housing for their family and their children. It allows those family members to stay on the land, and that is important.
- **Joan Malkin** mentioned that Arnie had also said that his children may not qualify for affordable housing based on their incomes; so the MVC doesn't need to argue about housing, the modification will provide housing. When the parking comes back, will it be for the whole thing?
- **Eric Peters** said it will be the total parking, and the two plans will be filed together.

**Linda Sibley clarified her motion so that it also includes the Benefits and Detriments as drafted. Roll call vote. In favor: T. Barnes, L. Brathwaite, C. Brown, R. Doyle, F. Hancock, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole. Opposed: none. Abstentions: none. The motion passed.**

### **3. DIVISION ROAD ANR-EDGARTOWN C.R. 2-2018 CONCURRENCE REVIEW**

*Eligible Commissioners:* T. Barnes, L. Brathwaite, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole

*For the Applicant:* Doug Hoehn

**Doug Sederholm** disclosed to the MVC and the applicant that his law partner, Howard Miller, was retained in the past in the purchase of the property and also for a single issue noted in the letter of April 19, 2018. He does not represent the applicant at this time, so he does not believe under state law that there is a conflict. If the applicant wants him to recuse himself, he will. **Doug Hoehn** said Doug Sederholm did not need to recuse himself.

#### **3.1 Staff Report**

**Paul Foley** presented the following:

- The packet of information contains the staff report, proposed covenants of 5/24/18, a letter from Doug Hoehn, MGL Chapter 81 section L, DRI Checklist section 2.3, the referral letter from the Town of Edgartown Planning Board, letters from Richard Brown and Howard Miller, a letter from an abutter (Elisabeth and David Elden), and the revised plan.
- The letter from Richard Brown stated that he owns the property at Edgartown Map 28, Lot 240. The letter from Howard Miller is on behalf of his client, MV Estates, Inc., in response to the letter from Richard Brown and it stated that the owner of Lot 240, Map 28 since sometime in 2008 and in 2018 was ADEC Meeting House Real Estate, LLC (through a predecessor entity), and in February 2018 ADEC sold the property to MV Estates, Inc.
  - **Adam Turner** said there were two letters, from Mr. Brown and Mr. Miller, and the Commission was advised by counsel that it is a civil matter and the MVC cannot prevail over that issue.
- The applicant is Boston Equity RE LLC, and Doug Hoehn is the agent.
- The project is located on Division Road (aka Henry's Path), Edgartown (recent 8.5 acre Division of Map 37 Lot 46 – 25.75 acres).
- The proposal is to create five lots through a Form A application.
- The zoning is a half-acre minimum lot size for this project.
- The Planning Board endorsed the five lot as a Form A (ANR) on March 6, 2018 citing "adequate and accessible frontage onto a public way..." A member of the Board noted that the project required a referral to the MVC as a DRI under Checklist item 2.6 (ANR of 3 lots or more). The Board failed to refer the project at that time. When informed by the MVC that the project did require referral, the Planning Board sent it before the endorsed plan was recorded at the Registry of Deeds. The prior division of the 8.5 acres from the 25.75 acre parcel should have

been referred to the MVC under DRI Checklist 2.3 (Division of 10 acres or more), unless the lots were made irrevocably prohibited from further subdivision.

- The five lots to be created range from 1.34 to 1.91 acres. There is no local review with an ANR.
- The site plan and site photos were reviewed.
- Key issues include:
  - Does this ANR of five lots require a public hearing review as a DRI?
  - Subdivision Review would require a public hearing, review by the Board of Health and allows conditions.
  - The ANR is proposed on what has historically been a single lane dirt road of unknown age. Recent improvements have made it “adequate.”
  - The previous division of 25 acres should have been referred to the MVC under DRI Checklist 2.3.c.
- Division Road has been improved in the last five years. It is not clear from the plan how to access from the Right of Way.

**Doug Sederholm** asked for clarity, are the two lots that were divided to create this lot under common ownership? **Doug Hoehn** said the lot owners are totally separate and independent. This is a different applicant who purchased the property without knowing this would come up.

**Adam Turner** asked Paul Foley to summarize what the MVC would be reviewing. **Paul Foley** said this is a Concurrence Review, and the Commission needs to decide if the proposal needs a public hearing as a DRI.

### **3.2 Applicants' Presentation**

**Doug Hoehn** presented the following:

- The Planning Board signed the plan, and then found out that the plan should come to the MVC. The endorsed plan did not get recorded.
- The property is 8.5 acres in half-acre zoning, and it abuts Island Grove.
- The applicants have tried to submit everything the MVC would ask for if this were a full DRI.
- The first question was access with all of the easements. The plan and documents have been submitted.
- The property is served by Town water and sewer, and that has been installed.
  - **Ben Robinson** asked if those installations cross Lot 240.
  - **Doug Hoehn** said they do.
- The plan was revised to add the development envelopes, and the setbacks were doubled from what was required. A common driveway was added to serve all five lots, and there will be no further subdivision.
- Since there is no way to add conditions to an ANR plan, Sean Murphy prepared a covenant to be signed by the Planning Board to guarantee all of this would happen.
- There is no National Heritage on this property.
- It is a pretty simple plan for five lots, and Town sewer connection removes a water quality issue.

**Adam Turner** noted that the MVC staff did not thoroughly review the plan, as it was received by the MVC at 1:00 p.m. today (May 24, 2018).

### **3.3 Land Use Planning Committee Report**

**Richard Toole**, LUPC Chairman, said this project went through two LUPC meetings. It came back the second time because of the pending development in the area. It is a well done plan. The vote at the LUPC was that it needed a public review, but personally he did not think it did.

**Christina Brown** said this is a good example of why the DRI Checklist is important. This may be a good plan, but **Doug Hoehn** said he could not think of anything else that is important; the public hearing process would help determine if there are any other important matters yet to be addressed. She had concerns on whether the modifications, including the deed restrictions, would be recordable. She thought the proposal needed a public hearing.

### **3.4 Commissioners' Discussion**

**Linda Sibley** said this is probably a plan the MVC would approve, but if it is sent back to the Town, the promises made about access and easements are not enforceable. The Commission cannot condition a non-concurrence, and the Town cannot condition an ANR plan.

**Doug Hoehn** said the easements and covenants would be recorded it to make it enforceable.

**Doug Sederholm** said he believed **Doug Hoehn**, but was unsure if the MVC could believe the applicant.

**Doug Hoehn** said there was no way he would let that happen, he pulled the endorsed plan before it was recorded, and the covenants would be enforceable.

**Trip Barnes** said he would abstain from any vote because it is criminal to send Mr. Brown away and to go to court since he has owned the land for a long time. **Doug Hoehn** said it is not this lot. **Robert Doyle** said the MVC has been advised not to make a decision on the claim, as it is not in our purview. **Adam Turner** said the MVC is not in a position to judge on these competing claims.

**Linda Sibley** the original ANR was improperly approved, because it should have come before the MVC. The client is served by having an official decision by the MVC and is not in violation of Chapter 831.

**Joan Malkin** said it needs to be decided if the project has regional impact, and it does so it is a concurrence.

**Linda Sibley moved and it was duly seconded that the MVC concur with the referral and not send it back to the Town.**

- **Leon Brathwaite** asked if that meant there would be an MVC public hearing.
- **Linda Sibley** said yes.
- **Josh Goldstein** asked what the schedule would be to have the public hearing.
- **Paul Foley** said it could be on June 21, 2018.
- **Ben Robinson** said he felt the issue of the timing of the meetings should not affect the vote to concur or not concur.
- **Doug Sederholm** said the applicant had concerns that he would miss the selling season, but that is not an issue for the MVC. The covenants need to be recorded every 30 years. The Town could do it, but they could lose sight of it. He thought the MVC decision may be similar, but it would be enforceable.
- **Paul Foley** said a yes vote is to concur with the referral and a no vote is to send it back to the Town.

**Roll call vote. In favor: L. Brathwaite, C. Brown, R. Doyle, F. Hancock, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, E. Thomas. Opposed: J. Goldstein, R. Toole. Abstentions: T. Barnes. The motion passed.**

It was decided by the Commission that the public hearing would be held on June 14, 2018.

---

## **4. CLARION INN BREAKFAST ROOM-EDGARTOWN DRI 165-M MODIFICATION REVIEW**

*Ben Robinson recused himself.*

*Eligible Commissioners: T. Barnes, L. Brathwaite, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Malkin, K. Newman, D. Sederholm, L. Sibley, E. Thomas, R. Toole*

*For the Applicant: Carol Indigo*

#### **4.1 Staff Report**

**Paul Foley** presented the following:

- The site plan was reviewed.
- The proposal is to create two more rooms with no exterior changes.
- The applicant would like to reconfigure the continental breakfast room, and add a divider to make the two rooms.
- There are currently 34 rooms in the hotel, and the proposal is for 36 rooms.
- The continental breakfast would be served in The Grill on Main restaurant.
- There is adequate parking.
- The plan was reviewed.
- The LUPC recommended that the proposal did not require a public hearing and recommended that the full Commission approve the modification.

**Doug Sederholm moved and it was duly seconded that the proposal does not require a public hearing. Voice vote. In favor: 12. Opposed: 0. Abstentions: 0. The motion passed.**

**Linda Sibley moved and it was duly seconded to approve the plan as presented. Roll call vote. In favor: T. Barnes, L. Brathwaite, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Malkin, K. Newman, D. Sederholm, L. Sibley, E. Thomas, R. Toole. Opposed: none. Abstentions: none. The motion passed.**

**Ben Robinson** rejoined the meeting.

#### **5. CARROLL'S/UPS EXPANSION-TISBURY DRI 532-M3 MODIFICATION REVIEW**

---

*Eligible Commissioners: T. Barnes, L. Brathwaite, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole*

*For the Applicant: Mark Nicotera*

#### **5.1 Staff Report**

**Paul Foley** presented the following:

- The proposal is to add an additional 58' 6" modular sorting car able to accommodate another 12 truck bays (14 existing) to their existing package sorting operation.
- The current facility consists of one 68' x 11' modular office, and a 72'x1'4" package sorting car.
- The existing sorting car is to remain in its present location.
- The location of the retaining wall behind the office trailer has been moved to meet the 15' side setback. The applicant has offered to return to the MVC within one year with a Master Plan.
- The site plan, the applicant's revised plan, and site photos were reviewed.
- The MCLC Family Limited Partnership proposes to return to the MVC within one year with a Master Site Plan for the property known as Lot 19-A-20 provided that UPS, a current lessee of the property, can streamline its operations by the addition of a sorting conveyor housed in a modular building.
- Site work includes the construction of a modular retaining wall using the Redi-Rock system.
- The retaining wall would meet the 15' setback as set forth in the Tisbury Zoning Bylaw, unless relief is obtained through the Tisbury Zoning Board of Appeals.

- A stamped surveyed plan accompanied the proposal, which details the retaining wall placement and the locations of the existing and proposed buildings.
- UPS is in agreement with the one year period of approval, as it impacts their effective use of the property and Island operations. The one year period corresponds to the remaining time left in the current lease of land.
- It should be noted that the existing sorting car cannot be easily moved forward as it houses the main electrical service distribution panel for the UPS operation. Maintaining electrical service is key to continuous operation during construction.
- The LUPC recommended going to a public hearing, but the plan has been changed, so now the Commission needs to decide if a public hearing is still needed.

### **5.6 Commissioners' Discussion**

**Doug Sederholm** asked why the LUPC said it needed a public hearing the first time. **Richard Toole** said it was the LUPC's concern that it was a huge increase in business and the property line was unknown at the time.

**Doug Sederholm** asked if the applicant had said they would come back in one year with a Master Plan at the first LUPC meeting. **Richard Toole** said they did not.

**Adam Turner** said the applicant came back to the LUPC and satisfied what the full Commission had asked for.

**Linda Sibley** said the MVC cannot control the increase in business, the packages will come to the Island.

**Linda Sibley moved and it was duly seconded that the modification does not require a public hearing and to approve the plan with the condition that the applicant move the retaining wall and come back within one year with a Master Plan.**

- **Fred Hancock** said because it is a modification, it is recordable and enforceable.
- **Joan Malkin** asked who owned the land.
- **Mark Nicotera** said it is the MCLC Family Partnership, Carroll's owns the land.
- **Leon Brathwaite** asked about the timeframe for the Master Plan.
- **Mark Nicotera** said when the MVC conditions it, the one year period would start from then and the UPS lease is close to the same time period.
- **Joan Malkin** asked what the Master Plan would be for.
- **Mark Nicotera** said the entire property (owned by MCLC), including the package use and the facility.

**Voice vote. In favor: 13. Opposed: 0. Abstentions: 0. The motion passed.**

**Fred Hancock** said it would be easier to set a date when the applicant would come back with a Master Plan. **Josh Goldstein** suggested June 1, 2019.

**Linda Sibley moved and it was duly seconded that the Master Plan comes back to the MVC for review and approval by June 1, 2019.**

- **Christina Brown** said the Master Plan should include uses and the facilities.

**Roll call vote. In favor: T. Barnes, L. Brathwaite, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole. Opposed: none. Abstentions: none. The motion passed.**

### **6. DOCKSIDE INN-OAK BLUFFS DRI 271-M WRITTEN DECISION**

**Eligible Commissioners:** T. Barnes, L. Brathwaite, R. Doyle, J. Goldstein, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, R. Toole



**Paul Foley** said the typos and the dates will be corrected in the document. The letters will be added to the exhibits.

**Doug Sederholm** suggested revising the language on line 233, and delete the word “provision.”

There was a discussion about 5. Conditions, Section 1 Housing, 1.1 and 1.2.

- **Doug Sederholm** said he was confused about section 1.1 and 1.2. He thought the requirement for housing was for a specific number of employees.
- **Katherine Newman** said it was for four people.
- **Doug Sederholm** said line 237 needs to be corrected, and suggested language “providing workforce housing for four employees.”
- **Ben Robinson** asked what the original condition was.
- **Paul Foley** said it was not a condition, it was a proposal for four rooms.

**Robert Doyle** asked if a date should be added for the As-Built Plan. **Paul Foley** said it is usually before the Certificate of Occupancy, but the As-Built Plan has already been received.

**Josh Goldstein moved and it was duly seconded to approve the Written Decision as clarified. Roll call vote. In favor: T. Barnes, L. Brathwaite, R. Doyle, J. Goldstein, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, R. Toole. Opposed: none. Abstentions: none. The motion passed.**

## 7. NEW BUSINESS

---

*Commissioners Present: T. Barnes, L. Brathwaite, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole*

### 7.1 Executive Director Report

**Adam Turner** presented the following:

- The AirBnB Bill, which includes the Wastewater Task Force, proposes an additional 2.7% tax on all seasonal rentals. The tax would go to wastewater projects on the Cape and Islands, for whatever the definition is determined to be.
- We are not sure how the money will be allocated back. We had a meeting with Senator Cyr and he has an amendment to take the Island towns into consideration, and they would have to opt in.
- We hope the bill includes innovative systems as well. We do things differently than the Cape, and there are also administrative monitoring costs.
- We spoke with Representative Peake, and she agreed to use Senator Cyr’s amendment.
- He thanked Gail Barmakian for her time spent on this issue.
- This is a good opportunity for us to generate a lot of revenue and address the necessary wastewater solutions.
  - **Bill Venio** asked if we would be included in the development of how it works.
  - **Adam Turner** said we asked to be a part of the implementing body working on the regulations and how they are created and drafted. They are also excluding us from the Cape on such items as administrating. We are moving closer to a system that could work for the Island.
- The MVC received two \$90,000 grants for the Tisbury Housing/Master Island Plan and the Oak Bluffs affordable housing sites.
- A grant has been received for an Island-wide engineer for the MVC.
- We are beginning the historical preservation assessment with East Chop and Cuttyhunk.

- There will be a meeting on June 28, 2018 with a presentation from Mass DOT on the Beach Road Shared Use Path. It is an MVC Planning Meeting. The plans have been done and the purpose of the meeting is to inform the public.
  - **Christina Brown** asked if we know if this plan will come to the MVC.
  - **Adam Turner** said it has not been referred.
  - **Christina Brown** said the State has been consistently cooperative.
  - **Katherine Newman** asked if we have anything going forward regarding sea level rise.
  - **Adam Turner** said we need to move forward and develop a policy with regards to climate change. We also need to talk about the coastal roads, they are being washed out and it needs to be addressed. We need to look at drainage and begin that discussion. DOT is beginning that discussion.
- A grant was submitted on May 23, 2018 to install affordable sewer systems for Island Housing Trust for elderly housing.
- The Coastal Conference is on June 6, 2018 at the Harborview Hotel. It will focus on climate change, and he will be presenting on that topic. There was a conference two years ago and it was very informative and successful. He will speak on island infrastructure.
- Hopefully we will receive money for nitrogen projects from the Southeast New England Program (SNEP).

**Josh Goldstein** excused himself from the meeting.

## 8. MINUTES

---

*Commissioners Present: T. Barnes, L. Brathwaite, C. Brown, R. Doyle, F. Hancock, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole*

***Fred Hancock moved and it was duly seconded to approve the minutes of February 15, 2018 as presented. Voice vote. In favor: 10. Opposed: 0. Abstentions: 2. The motion passed.***

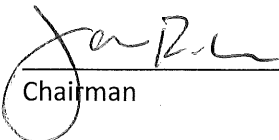
***Fred Hancock moved and it was duly seconded to approve the minutes of March 15, 2018 with the corrections as noted by Joan Malkin on line 35 correct the typo for Deliberation, on line 139 and 144 Fred Hancock noted to correct the language to "northern section of the project" and Doug Sederholm noted to correct the language on lines 427 to 429 "In order to halt increased impairment of the ponds development would need to be shut down. This policy will slow the rate of nitrogen impairment." Voice vote. In favor: 11. Opposed: 0. Abstentions: 1. The motion passed.***

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


## DOCUMENTS REFERRED TO DURING THE MEETING

- Minutes of the Commission Meeting – Draft, Held on February 15, 2018
- Minutes of the Commission Meeting – Draft, Held on March 15, 2018
- Martha’s Vineyard Commission DRI # 620-M4 Morning Glory Farm Vegetable Barn MVC Staff Report 2018-05-24 Modification Review
- Martha’s Vineyard Commission Land Use Planning Committee Notes of the Meeting of May 21, 2018
- Morning Glory Farm Modification Applicant’s Narrative
- Email from The Land Bank, Dated May 23, 2018, Morning Glory Farm
- Plans and Elevation Morning Glory Farm Vegetable Barn
- DRI 24-M3 Flat Point Farm Form B Preliminary Plan Possible Conditions for Consideration

- Letter from Arnold M. Fischer Jr. to the MVC, Dated May 17, 2018, RE: Flat Point Farm DRI 34-M3
- Post Public Hearing Letters received by the MVC RE; Flat Point Farm Modification
- Draft Benefits and Detriments DRI 34-M3 Flat Point Farm Form B Preliminary Plan
- Martha's Vineyard Commission Concurrence Review #2 – 2018 Division Road ANR MVC Staff Report 2018-05-24
- Declaration of Restrictive Covenants received May 24, 2018, Division Road ANR
- Letter to the MVC, Dated May 17, 2018 from Doug Hoehn RE; 5 Lot ANR Plan for Boston Equity RE LLC
- MGL Part 1 Title VII Chapter 81 Section L: Definitions
- DRI Checklist 2.3
- Town of Edgartown Planning Board Referral letter, Dated March 8, 2018, RE: Referral with Concurrence of Boston Equity RE LLC
- Letters to the MVC from Richard Brown and Howard Miller, RE: Edgartown Map 28, Lot 240
- Letters to the MVC from abutters RE: Division Road ANR
- Revised Plan Boston Equity RE LLC, received May 24, 2018
- Decision of the Martha's Vineyard Commission DRI 271-M Dockside Inn – Draft
- Martha's Vineyard Commission DRI 532-M3 UPS Expansion at Carroll's Trucking MVC Staff Report 2018-05-24
- Offer to return in one year with Master Plan from Trademark Services LLC , received May 18, 2018, DRI 532-M3 UPS Expansion at Carroll's Trucking
- Applicant's Narrative DRI 532-M3 UPS Expansion at Carroll's Trucking
- Martha's Vineyard Commission Land Use Planning Committee Notes of the Meeting of May 7, 2018
- UPS Operations Schedule Martha's Vineyard
- DRI 532-M3 UPS Expansion at Carroll's Trucking Retaining Wall Example
- DRI 532-M3 UPS Expansion at Carroll's Trucking Revised Site Plan
- Descriptive Overview for the Renovation at the Clarion Inn of Martha's Vineyard, Dated May 7, 2018 from Architecture + Indigo, LLC
- Letter from the Martha's Vineyard Commission to Senator Rodrigues, Representative Michlewitz and Conference Committee Members, Dated May 24, 2018

  
 \_\_\_\_\_  
 Chairman

8.23.18  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Clerk-Treasurer

23 AUG 2018  
 \_\_\_\_\_  
 Date