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## Minutes of the Commission Meeting Held on June 21, 2018 In the Stone Building 33 New York Avenue, Oak Bluffs, MA

### IN ATTENDANCE

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

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| - Gail Barmakian (A-Oak Bluffs)          | - Michael Kim (A-Governor; non-voting) |
| P 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)        |
| P 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), Bill Veno (Senior Planner), Paul Foley (DRI Planner), Sheri Caseau (Water Resources Planner), Dan Doyle (Regional Planner).

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

### 1. MV MUSEUM-TISBURY DRI 665-M MODIFICATION REVIEW

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

For the Applicant: Phil Wallis, Katy Fuller, Conrad Ello

#### 1.1 Staff Report

**Paul Foley** presented the following:

- The packet of information contains the applicant's narrative, letters from PAL (Public Archaeology Lab) and WTHPO (Wampanoag Tribe Historical Preservation Officer), correspondence from the neighbors, and the site plans.
- The MV Museum has found some archaeological significance for the area, so the portions of the plan needs to be rearranged or changed.
- The plan changes include:
  - Drainage swales were removed to avoid features, and are to be replaced with a new storm water management system. There is an additional swale at the southern portion of the site.
  - There is a grading revision at the entry drive and parking lot to accommodate the request from the Fire Chief to maintain <10% grade at all locations for emergency vehicles, and to avoid features. The grade changes result in the loss of four parking spaces.
  - Removal of the proposed plantings, to be replaced with grasses and smaller plantings.

- The plan proposals include:
  - Installation of retaining walls at the parking lot to accommodate the grading changes.
  - Reconfiguration of the plantings along the entry drive and parking lot.
  - The addition of 10 overflow parking spots on reinforced turf.
  - The addition of plantings at the property line.
  - An extended section of fence at the property line which was requested by the neighbor.
  - The addition of a reinforced turf turn-around for emergency vehicles.
- The proposed new drainage plan was reviewed.
- The LUPC's key concerns were drainage and stormwater runoff.
- The proposed acoustic ambient monitoring location plan was reviewed. Originally, there was only one proposed, but the applicant will now monitor four locations.
  - **James Joyce** asked what would be causing the noise.
  - **Paul Foley** said the noise would emanate from the cook tent/catering area, and the energy condensing unit.
- Correspondence was received from the neighbors with concerns regarding the noise from the kitchen/food prep area, social events, delivery activities, the air conditioning unit, and the generators and condensers.

### 1.2 Applicants' Presentation

**George Sourati** presented the following:

- There was a conceptual drainage plan, and then the archaeological work was done and more archaeological features were found, which will affect the driveway access and the drainage swale.
- The driveway and the parking have been redesigned to maintain a 10% slope.
- A new plan was designed, but it required the creation of two retaining walls, one at the southern line and another between the upper and lower parking areas.
- Based on the locations of the features, there was no place to have a large swale for drainage. The areas that could be excavated were located, and the stormwater drainage was divided into three parts: one to address the parking and driveway, another for the roof runoff, and the third between the lower driveway and the neighbors.
- The proposed drainage plan was reviewed. The driveway drainage system has five no-leaching catch basins with oil traps and filters.
- The parking areas will be crushed stone. Only the driving areas will be paved.
- There will be a French drain for the smaller back building that does not have gutters. The same system will be used for the main building.
- All of the stormwater will be treated on site.

**Ben Robinson** asked how much area would contribute to the swale on the south side. **George Sourati** said it is a small area from the lower driveway to the property line. The driveway has a reverse pitch.

**Ben Robinson** said the original proposal was to reuse the stormwater to water the lawns, and asked if irrigation would now be used, since that is no longer an option. **Conrad Ello** said yes, and there is an existing irrigation system currently on site.

**Josh Goldstein** asked if a well would be dug, or if the applicants were using Town water for the irrigation. **Conrad Ello** said it would be Town water.

### 1.3 Land Use Planning Committee Report

**Richard Toole**, LUPC Chairman, said the LUPC found it interesting that a museum that deals in preserving old things had to redesign to preserve old things. It was a learning process for the museum.

The LUPC's recommendation was that the modification did not require a public hearing, and recommended that the Commission should approve the modifications.

**Adam Turner** said that Linda Sibley said the relocation of the trees would help buffer the noise.

**Paul Foley** reviewed the locations for the sound monitoring.

***Fred Hancock moved and it was duly seconded that the modification does not rise to the level requiring a public hearing, and most of the reasons for the modifications were beyond the control of the applicant and they did everything they could to get the project where it needs to be.***

- **James Joyce** asked if anything would be done about the sound regarding the neighbor's concerns.
- **Adam Turner** said the condition for sound monitoring is in place. Four monitoring locations have been selected.

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

***Fred Hancock moved and it was duly seconded to accept the modification to the proposal.***

- **Linda Sibley** said the ambient noise concerns were addressed in the original decision.
- **James Joyce** said it was addressed for the machinery, but not the cook tent.
- **Fred Hancock** said the MVC also addressed the hours of operation, and the times for events.
- **Paul Foley** said the MVC set a noise limit for no more than ten decibels over the ambient level.
- **Josh Goldstein** said he thought the concern was the location of the mechanicals and the cook tent, based on the fact that the museum has acquired property nearby.
- **Fred Hancock** said none of the requested modifications have to do with noise.
- **Linda Sibley** said if there's trouble meeting the approved noise levels, that will need to be addressed.

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

## **2. DIVISION ROAD ANR-EDGARTOWN DRI 683 DELIBERATION AND DECISION**

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

***For the Applicant: Doug Hoehn***

### **2.1 Staff Report**

**Bill Veno** presented the following:

- There was a hearing last Thursday, June 14, 2018 for the five lot subdivision.
- The LUPC looked at the offers by the applicant that addressed the protected no-cut area around the lots.
- Staff drafted Benefits and Detriments based on the public hearing, and discussion at the LUPC meeting.

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

**Richard Toole**, LUPC Chairman, said a site visit was conducted.

**Fred Hancock** said the applicant was responsive to the MVC's concerns with regards to the covenants.

**Christina Brown** said the LUPC also looked at the restrictive covenants, which include no further subdivision, a protective buffer around each of the applicant's building envelopes, and a five foot wide trail/walking path buffer along Old Meshacket Road.

**Fred Hancock** said it is a dormant easement until at such time that it is connected through easements on nearby properties to create a cohesive path.

**Leon Brathwaite** said during the site visit there was a swimming pool that was partly on Old Meshacket Road.

**Doug Hoehn** said in Island Grove, some back yards have morphed over into Old Meshacket Road, but not along the segment that abuts the applicant's property.

### **2.3 Conditions**

***Linda Sibley moved and it was duly seconded to accept the document (Agreement for Dormant Access Easement) as part of the approval.***

- **Doug Sederholm** asked when the easement would be recorded.
- **Doug Hoehn** said originally, the covenant was to be recorded with the subdivision plan. Since the dormant easement was removed from the covenant at the suggestion of the LUPC, the easement will be recorded as the other neighbors agree to do the same, to create a walking path.
- **Bill Veno** said if that is the case, then a dormant easement is unnecessary. A dormant easement lies until all of the approvals and permissions of the other people are received. The reason to get an easement is to secure that segment in hopes to get the others to agree.
- **Doug Hoehn** said the easement will be created with the agreed wording, that this easement will not become effective until other property owners also grant easements.
- **James Vercruysse** asked if the document would be accepted as part of the MVC decision.
- **Linda Sibley** said yes, that is the motion.
- **Christina Brown** said even with the recording of the easement, it should still stipulate no cutting, building fences or blocking.
- **Doug Hoehn** said the applicant is not going to block it.
- **James Vercruysse** said it is already in the no-cut zone.

***Voice vote. In favor: 11. Opposed: 0. Abstentions: 0. The motion passed.***

***Linda Sibley moved and it was duly seconded to adopt the MVC standard down-lighting condition where only lighting required by building code to be left on all night; and condition the standard use of herbicides and pesticides, and to use the MVC boiler plate language for both.***

- **Leon Brathwaite** asked for the lighting issue to be explained. The area is dense forest land and will be even when developed, does this mean that even a driveway light would be down-lighted?
- **Fred Hancock** said yes, it follows Dark Skies concepts.

***Voice vote. In favor: 11. Opposed: 0. Abstentions: 1. The motion passed.***

### **2.4 Benefits and Detriments**

Appropriate/Essential in View of the Alternatives: The Commission found that the proposed development at this location is appropriate in view of the available alternatives. This land is adjacent to a large, small lot subdivision, proximate to a higher density housing development approval; all on Town water and sewer.

The Commission found that the proposed development would have a small detrimental impact upon the environment relative to other alternatives.

- **Wastewater and Groundwater:** the site is in a compromised watershed, but the development will be served by municipal water and sewer.
- **Open Space, Natural Community and Habitat:** the project site is not within Natural Heritage protection zones, but characteristics suggest that 60% be protected for open space per the

Commission's Open Space DRI Guidelines. Much of this designation, however, is based on the site being in a compromised watershed and a wellhead protection Zone II, which is substantially mitigated by the development being served by municipal water and sewer. Covenants will protect existing vegetation in buffers surrounding the development envelopes on each lot, which combined account for 58% of the project area. The open space is fragmented.

- **Night Lighting and Noise:** the proposal shall not have an unusual impact from other low density residential development.
- **Energy and Sustainability:** the project represents in-fill development.

The Commission found that the proposed development would have a moderate overall effect upon other persons and property.

- **Scenic Values, Character and Identity:** some abutters have expressed concerns about this project in conjunction with the two other larger projects on the horizon (that these will completely change the neighborhood).
- **Impact on Abutters:** approximately 40 to 80 feet of the existing natural vegetation along the Island Grove neighbors will be retained as a buffer from new homes and yards. It is intended that a public trail will run along the boundary with Island Grove, which some people may see as an enhancement to enjoy the area, while others may view it as a negative. The development may improve the property values.

The Commission found that the proposed development would have a delayed impact upon the supply of needed low and moderate income housing for Island residents. The proposal does not trigger the MVC's Affordable Housing Policy because the number of lots being created is fewer than ten. Because the project's 8.5 acres was previously divided in January 2018 from a 26-acre tract, the practice of the MVC is to allocate the five lots to any subsequent development of the "parent lot."

- **Bill Venio** said five lots do not trigger the affordable housing requirement, but he suggested monitoring the property for further development.
- **Linda Sibley** said the project has no positive impact on affordable housing, and that the label of "delayed impact" does not make sense.
- **Paul Foley** said perhaps the MVC should make a condition that the next project will need to make some contribution to affordable housing.
- **Linda Sibley** said conditions cannot be placed on future owners of the property.
- **Adam Turner** said a finding could be made.

The Commission found that the proposed development would have minor impacts on the provision of municipal services or burden on taxpayers in making provisions therefore (Section 15(e) of the Act). The development will be on municipal water and sewer, a private road, and it will add to the tax revenues of Edgartown.

The Commission found that the proposed development would use efficiently and not unduly burden existing public facilities (other than municipal) or those that are to be developed within the succeeding five years (Section 15(f) of the Act).

The Commission found that the proposed development does not interfere with the ability of the municipality to achieve the objectives set forth in the municipal general plan, (Section 15(g) of the Act).

The Commission found that the proposed development would not contravene land development objectives and policies developed by regional or State agencies, (Section 15(h) of the Act).

**Traffic and Transportation:** the Commission found that the development will increase traffic, but noted that it does have one common driveway, and it is appropriate for the development.

Linda Sibley said by law, Commissioners only have to review the Benefits and Detriments that are felt appropriate to review. Not all of the boxes need to be filled in on the MVC DRI Review Commissioners' Worksheet.

***Doug Sederholm moved and it was duly seconded to approve the proposal with conditions and offers made in light of the Benefits and Detriments as reviewed, and to adopt the staff recommendations.***

- Linda Sibley said that should include the change in language of the light impact, as clarified in the discussion.
- Doug Sederholm agreed.

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

### **3. HARBOR VIEW HOTEL EDGARTOWN-DRI 614-M6 MODIFICATION REVIEW**

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

For The Applicant: Sean Murphy

#### **3.1 Staff Report**

Paul Foley presented the following:

- The packet of information contains the modification narrative, a letter of support from an abutter, and a room and square footage summary.
- The key changes were reviewed via an overlay of the approved project.
- Project Summary:
  - Main Hotel Building: Most of the proposed additions to the third and fourth floors will not be constructed.
    - A 1,620 sf spa on the south side of the main building will be constructed.
    - A 275 sf addition to the function hall.
  - Mayhew Building: Mayhew building will remain (rather than be replaced by four smaller cottages).
    - The exterior of the building will be completely renovated and the exterior porches enclosed.
    - Proposal has one less room than existing, but 38 more than the 2008 proposed replacement.
  - Cottages: Four 2008 cottages (Mayhew, Fisher, Penniman, Martin) will not be constructed.
    - 2008 approved Bradley and Morse cottages will be constructed.
    - 2008 Captain Bradley was a 2,164 sf cottage with six one-bedroom units to be replaced with 7,284 sf cottage consisting of six two-bedroom units with a total of 12 rooms. The current plan is for 12 one-bedroom units.
    - 2008 Captain Morse was a 1,600 sf cottage with 2 two-bedroom units to be replaced with a 7,284 sf cottage with six two-bedroom units, for a total of 12 rooms.
    - The current plan is for 12 one-bedroom units.
  - Net Changes:
    - Net change in rooms is 26 more than are presently on the property, and 29 more than approved in 2008.

- The parking will increase from the current 90 spaces (77 allowed in 2008) to 97 spaces.
- Square Footage (Finished and Gross Square feet):
  - Existing finished square footage is 91,277 sf.
  - Existing gross square footage is 120,034 sf (including decks, balconies, basements, etc.)
  - 2008 approval was for 113,564 finished sf and 177,070 gross sf.
  - Current proposal is for 113,579 finished sf and 169,082 gross sf. It has about the same finished sf as the 2008 approved, but a reduction of 7,988 gross sf. An increase of 49,048 gross sf from the existing gross sf.
- Building Footprint:
  - Existing building footprint is 43,833 sf.
  - 2008 approved was 59,211 sf.
  - Current proposal is for 52,888 sf.
  - A reduction of 6,323 sf from the 2008 approval.
  - An increase of 9,055 sf from the existing.
- Rooms and Parking:
  - Currently, there are 120 rooms with 90 parking spaces (.75 parking spaces/room).
  - The 2008 approval had 117 rooms with 77 parking spaces (.66 parking spaces/room).
  - The current plan has 146 rooms with 97 parking spaces (.66 parking spaces/room).
  - The proposal includes an increase of 29 rooms from the 2008 approval, and 26 rooms more than the existing.
  - A valet parking plan is in place for events.
- Key issues include:
  - Is this a significant change to the approved and modified DRI to require another public hearing review as a DRI?
  - Would the increase in rooms result in a significant increase in vehicular trips?
  - Does the increase in rooms (26 from the existing and 29 from the approved) trigger a mandatory DRI Review under 4.1a (10 or more dwelling units) or 4.1b (10 or more rooms for lease)?
- The property is connected to the Edgartown Wastewater Facility.
- The applicant has offered an affordable housing contribution of \$91,096, which is \$15,976 less than the 2008 approval based on the reduction in gross square footage. However, the 2008 affordable housing offer was calculated based on the finished sf, so the affordable housing mitigation should be the same.
- The applicant also offered to continue to provide affordable housing for a portion of its employees annually by renting 22 houses seasonally, and 3 houses year-round at market rates, and only requiring employees to reimburse a percentage of the cost. They have also offered to continue to provide furnishings, bedding and other items to affordable housing.
- The elevations and floor plans were reviewed.

### **3.2 Applicants' Presentation**

**Sean Murphy** presented the following:

- In 2008, the approved renovation of the hotel was going to cost \$55 million. It was to stay as a hotel, but they were going to sell rooms as condos.
- The economic crisis hit, and Lehman Brothers, the financier of the project at the time, went out of business. Before the note was foreclosed on, several residents purchased the hotel.
- The new owner wants to invest in the hotel and completely renovate it.

- The plan is ready to go.
- The changes to the third and fourth floors of the main building will not be happening because the structural analysis determined those changes would be cost prohibitive.
- There is an increase in the number of rooms to get the investment back, and to achieve the revenue to do so.
- The applicants are asking for the MVC to not have a public hearing, as there will be a public hearing with the Edgartown Zoning Board of Appeals.
- The main change is that the Mayhew building is not coming down. The applicant will be enclosing the porches, and the neighbors are happy about that.
- The Pease cottage will be built. The Morse and Bradley cottages will also be built. The spa was originally going to be in the Penniman cottage, which was never built, and will be moved to the main building.
- The function space that was originally going to be in the Mayhew cottage has also been moved to the main building.
- There is an overall reduction in footprint of 6,300 sf from the 2008 approval, and an overall reduction in gross square footage by about 8,000 sf. The most important numbers are the rooms, parking spaces and function space.
- This is a hotel and will continue as a hotel. What was approved in 2008 is not changing. The only potential issue is parking, and the Zoning Board will hear that.
- If there were ever to be an issue with parking, it would not be caused by the normal day-to-day operations of the hotel, but rather due to an event or function.
- The applicant will have a valet parking plan to help, and to make guests happy.
- The pool will not be relocated. For heating, it has been taken off oil heat and put on propane.
- The applicant is working with Cape Light Compact, but cannot achieve true LEEDS certification. The applicant is requesting a change to that condition of the 2008 decision.
- The proposal will meet the current building code.
- The 2008 decision also included a clause that the Harbor View purchase electricity from a hydro plant in Maine, and that has not been done in many years.
- The restaurant and bar will be closed during renovations.
- This proposal is late getting to the MVC due to the planning and vetting of the project, but the owners are ready for a start date on October 1, 2018.
- The Edgartown ZBA is capable of handling any issue, such as parking.
- The 2008 MVC Decision is still in place, to be modified to include this better, more viable plan.

### 3.3 Commissioners' Questions

**Adam Turner** asked for clarification of the overlay plan. **Paul Foley** and **Sean Murphy** explained that the blue overlay is the existing, the orange overlay is what was approved in 2008 but never built.

**James Joyce** asked why the buildings would not be LEEDS certified if they're brand new. **Rod Jane** said the design and engineering efforts for Phase 1 have focused on the main building and the Mayhew cottage, and that level of detail has not yet been applied to the other cottages. It could be a significant cost, but that cost is not known at this time.

**Robert Doyle** clarified that nothing that was approved in 2008 was built. **Sean Murphy** said that is correct.

**Fred Hancock** asked what the seat count would be for proposed restaurant. **Rod Jane** said the proposed restaurant would have 89 seats and the bar would have 64. The total capacity will be a little less than what is there now. The restaurant will have more diversity for seating, rather than only banquet tables.



**Doug Sederholm** questioned if the increase in intensity of use requires a public hearing. There is a 22% increase in the number of rooms with an 8% increase in parking. There are events there all the time, and that is a good thing, but it will affect the parking and the intensity of use of the building? It doesn't sound like there would be a sufficient amount of parking. How can the Town deal with the parking issues? **Sean Murphy** said he submitted a letter to Paul Foley from the Edgartown Police, which stated that there has never been a parking problem or issue with parking at the hotel. The ratio of parking spaces to rooms is the same as what exists. If there is ever a parking issue, it will need to be resolved, or there will be upset customers. The Town can impose anything with regards to parking or traffic issues.

**Doug Sederholm** discussed the business model of the hotel to sell condominiums and then to rent those for the owners, and asked if that would still be in place. **Sean Murphy** said yes. 12 condos in the cottages on the back of the property were sold, and 11 of those were put back into the rental pool. Once the condos in the cottages have all sold, that practice probably won't continue. The use of the hotel in the summer season is obvious, but the hotel owners are planning to use the shoulder seasons and the winter to host professional conventions and other similar events.

**Trip Barnes** asked if the hotel would be open through the winter. **Sean Murphy** said typically yes, but the hotel will close this winter season for renovations.

**James Joyce** asked if the project fell within the jurisdiction of the Edgartown Historic District. **Sean Murphy** said yes, and everything has been approved: Mayhew cottage reconfiguration, new ballroom, and all of the additions on the main hotel.

**James Vercruysse** asked if the additional sewer capacity has been approved. **Sean Murphy** said the hotel is already connected and has the capacity.

**Doug Sederholm moved and was it duly seconded that the modification is not significant enough to require a public hearing. Voice vote. In favor: 13. Opposed: 0. Abstentions: 0. The motion passed.**

**Doug Sederholm** added that the main reason he made the motion is because he was confident that the Town can handle the parking issue.

**Christina Brown moved and it was duly seconded to accept and approve the modifications as requested and outlined in the application. Roll call vote. In favor: T. Barnes, L. Brathwaite, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Joyce, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole, J. Vercruysse. Opposed: none. Abstentions: none. The motion passed.**

#### 4. NEW BUSINESS

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

##### 4.1 Executive Director Report

**Adam Turner** presented the following:

- He commended Dan Doyle. There was an issue with providing rides for elderly patients going to Cape Cod for medical reasons, and Dan worked on a solution.
  - **Dan Doyle** said many attempts were made to provide medical transportation services for the elderly to Cape Cod. The Healthy Aging Task Force, along with the MVC, have created that solution. The VTA figured out how to transport elderly residents from the Island to the care provider's door. We are trying now to define who will be eligible for the rides. VTA has the vehicle and they will operate it.
  - **Adam Turner** said it is a seamless solution. Once on the other side, the van will be there to take them directly to the provider.

- **Dan Doyle** said the VTA will use this summer to showcase the program and roll it out in September with a modest fare. The program will be posted on the VTA and MVC websites, as well as the Councils on Aging.
- **Christina Brown** said that every Tuesday the VTA takes people to Boston for appointments, and this seems to be a good expansion.
- The MVC will be looking as revisions to the DRI fees.
  - **Paul Foley** said the date on the fee schedule is 2002.
  - **Adam Turner** said he will have Paul Foley take the lead on this review of raising the fees.
  - **James Vercruysse** said Ernie Thomas as Treasurer will also review and assist with a recommendation to the full Commission.
  - **Fred Hancock** said most of us don't know what the fee structure is, so it would be helpful to send that out, so we know where we are starting from. We should be looking at this, since it has not been done in 16 years.
- The Beach Road Shared Use Path will be presented at the next MVC meeting on June 28, 2018 at the Katherine Cornell Theater. This will be a planning meeting.
  - **James Vercruysse** said it is not a public hearing, it is just an information session.
  - **Adam Turner** said Paul Foley will present a staff report and then Mass DOT will go over the design and the particular improvements.
  - **Linda Sibley** said the members of the public will be able to speak, and she asked who would control the meeting.
  - **James Vercruysse** said he would be facilitating the meeting.
- The hospital would like to present in July for their public hearing.

## 5. MINUTES

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

***Fred Hancock moved and it was duly seconded to approve the minutes of March 29, 2018 as amended by Doug Sederholm; on line 194 it should say "stormwater runoff," and on line 275 the language should be "requires a 25% reduction in nitrogen load and Lake Tashmoo requires a 32% reduction in nitrogen load." Voice vote. In favor: 10. Opposed: 0. Abstentions: 3. The motion passed.***

***James Joyce moved and it was duly seconded to approve the minutes of April 5, 2018 with the correction as noted by Linda Sibley on line 166 "beratement (sic)." Voice vote. In favor: 10 Opposed: 0. Abstentions: 3. The motion passed.***

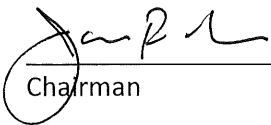
***Josh Goldstein moved and it was duly seconded to approve the minutes of April 12, 2018 with the correction as noted by Christina Brown on line 102 to "it is our understanding you have to be designated..." Voice vote. In favor: 10 Opposed: 0. Abstentions: 3. The motion passed.***

The meeting was adjourned at 9:10 p.m.

## DOCUMENTS REFERRED TO DURING THE MEETING

- Minutes of the Commission Meeting – Draft, Held on March 29, 2018
- Minutes of the Commission Meeting – Draft, Held on April 5, 2018
- Minutes of the Commission Meeting – Draft, Held on April 12, 2018
- Martha's Vineyard Commission DRI # 614-M6 Harborview Hotel Modifications MVC Staff Report 2018-06-21

- DRI 614-M6 Harborview Hotel Modifications Applicant's Narrative Dated, June 19, 2018
- Letter from Lynn Allegaert regarding the Harborview Hotel Modifications
- Harborview Hotel Proposed Modification Summary June 2018
- MV Museum Applicant's Narrative Dated June 7, 2018
- Letter from PAL, Dated June 4, 2018 regarding the MV Museum
- Letter from WTHPO, Dated June 5, 2018 regarding the MV Museum
- Letter from Francis Daly and emails from Nya Clarke and John Murphy regarding the MV Museum
- Plan Changes for DRI 624-M6 MV Museum
- Declaration of Restrictive Covenants and Agreement for Dormant Easement, DRI 683 Division Road, Dated June 21, 2018
- Possible Conditions and Benefits and Detriments, Dated June 21, 2018, DRI 683 Division Road ANR

  
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 Chairman

9.6.18  
 \_\_\_\_\_  
 Date

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

6 Sep 2018  
 \_\_\_\_\_  
 Date