Minutes of the Commission Meeting
Held on December 6, 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)
- Tripp Barnes (E-Tisbury)
P  Leon Brathwaite (A-County)
P  Christina Brown (E-Edgartown)
- Peter Connell (A-Governor; non-voting)
P  Robert Doyle (E-Chilmark)
P  Josh Goldstein (E-Tisbury)
P  Fred Hancock (E-Oak Bluffs)
P  James Joyce (A-Edgartown)
- Michael Kim (A-Governor; non-voting)
P  Joan Malkin (A-Chilmark)
P  Katherine Newman (A-Aquinnah)
P  Ben Robinson (A-Tisbury)
P  Doug Sederholm (E-West Tisbury)
P  Linda Sibley (E-West Tisbury)
P  Ernie Thomas (A-West Tisbury)
P  Richard Toole (E-Oak Bluffs)
P  James Vercruysse (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).

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

1. EXECUTIVE DIRECTOR’S REPORT


Adam Turner presented the following:
- The Vineyard Statistical Profile has taken two years to complete. It includes everything from fish landing to wages by category as well as taxes by town, etc. It has graphs, charts and tables.
- He asked the Commissioners to review the profile and submit their comments to him. It will also be sent to the Towns for review.
- The profile will be used for grants, funding, and it teaches us about what is going on on the Island.
- The MVC received a grant to put together a master plan and sewer system for Island Elderly Housing, which will most likely be in Oak Bluffs.

2. COOK ROAD NEW BUILDING-Tisbury DRI 646-M CONCURRENCE REVIEW


2.1 Staff Report

Paul Foley presented the following:
• The proposal is to construct a two story 4,500 sf (3,000 sf footprint) building with a plumbing and heating business with a 1,020 sf office on the ground floor, and a future apartment (1,500 sf) on the second floor.
• The location is 20 Cook Road, Tisbury, MA Map 22-C Lot 5.1, and borders on the B2 District.
• The proposal requires a Building Permit, approval from the Board of Health (it is not in a nitrogen sensitive watershed), and a Special Permit from the Planning Board for the Groundwater Protection Area and new access.
• The surrounding land uses are residential and light industrial, including MV Autoworks, BFI and Barnes Moving.
• A similar project was referred to the MVC by another applicant who included an access from an abutting property, which is not part of this plan. That referral was a mandatory review because of refueling, but it never went to a public hearing. This is a concurrence review on a property that was briefly a DRI.
• The site and site plan were reviewed.
• The future apartment (1,500 sf) on the second floor that is shown on the plans is intended for employees.
• Most of the site will be either building or driving area of compacted and crushed blue stone.
• Exterior lighting on three sides would have on/off switches with the south side on motion sensors.
• It is not located in a nitrogen sensitive watershed. The applicant has said that the septic system has already been approved.
• A key issue is does this proposal require a public hearing as a DRI.
• The Tisbury Planning Board feels they can handle the project. They feel that the current zoning regulation is more than adequate to address the concerns of the town with regards to the applicant’s proposal.

2.2 Commissioners’ Discussion

Linda Sibley questioned whether the Planning Board review would result in a finding that can be enforced, such as enforcing no retail for the second floor. Ben Robinson said the Planning Board review is enforceable.

Joan Malkin asked why this is a concurrence review and not a mandatory review. Paul Foley said it does not have hazardous waste and the residential portion of the project does not count towards square footage, so it is under 3,500 sf.

Fred Hancock questioned what the applicant would build on the second floor if the apartment was not conditioned.

Christina Brown wanted more details about their commitment and intention for the apartment. Can the Planning Board make tighter restrictions, such as for work force housing or employee housing?

Linda Sibley said if it is conditioned that the second floor cannot be used commercially, the square footage would not be counted.

Doug Sederholm asked what would happen if the second floor was used for passive storage.

Adam Turner said if the MVC were to hold the proposal as a concurrence review, the MVC would add conditions, and if the proposal is sent back to the Town, the use of the second floor would need to be clearly stated. If there is no housing component and it exceeds the MVC threshold, it would have to come back to the Commission.
Robert Doyle said it is not clear how the proposal could be sent back to the Town and be sure the apartment would be built or the space not be used as commercial space.

Ben Robinson said it is a concurrence review since it is under 3,500 sf as commercial space, and if it goes above that threshold it would come back as a mandatory review.

Fred Hancock said why would the applicant be given the exception for a mixed use development if they are not doing mixed use?

David Bettencourt said it would not be an issue if there are currently 14 employees in need of housing, so it would not be an issue if you are saying that he needs to build the apartment now and it is for employees that is not an issue for him. He has 14 employees that need housing.

Ben Robinson said since it is a Special Permit, the Planning Board can state in the findings that the second floor would need to be what the applicant has presented.

Josh Goldstein said according to the applicant’s narrative, they have 12 vehicles and 8 of them go home with employees, so the employees are not going off Island and they need housing for the employees.

Josh Goldstein moved and it was duly seconded to not concur and to send the proposal back to the Town.

- Christina Brown clarified that sending the application back to the Town as a non-concurrence would enforce the future plan, which includes the apartment.
- Doug Sederholm said the applicant has now modified that tonight and they will build the apartment now.
- David Bettencourt confirmed the apartment will be built now.


3. VERIZON TOWER-TISBURY DRI 677 CONTINUED PUBLIC HEARING


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

3.1 Staff Report

Paul Foley presented the following:

- The new information is the letter from Polly Hill Arboretum.
- Adam Turner and Paul Foley spoke with Tim Boland and Ian Jochems. They have said that the best way to get the most accurate understanding of the average growth is to look at the annual growth over the last five years of the mature trees nearby. This would help as a calculation for future growth. Trees at this stage of life do not get a “second wind” and start to grow vigorously.
- Two thirds of the trees are under 60 feet tall. They grow less than a foot a year and less on Martha’s Vineyard due to the soils, wind and salts.
- The tallest tree is 74.8 feet. It would take 10 years for this tree to reach 80 feet tall, and 50 years to reach 100 feet tall.
- The second tallest tree is 65 feet tall and would take 30 years to reach 80 feet and 70 years to reach 100 feet.
- Tim Boland said it is unlikely that any of these trees would reach 90 feet, and definitely not 100 feet.
• The proposed height extension is based on raising the tower, so that it will never be interfered with by trees that are 100 feet tall.
• The trees in question grow less than a foot per year, and most likely much less on Martha’s Vineyard.
• The best way for an accurate understanding of tree impacts is for an arborist to climb the trees and assess the height, age, vigor and current growth.

3.2 Commissioners’ Discussion

Linda Sibley asked if it was fair to conclude that this data indicates that the applicant would not need to come back within ten years for another tower.

James Joyce and Gail Barmakian both said the tower height is a concern, and asked if the tower could be lower, because the trees are not a concern, based on this data. The applicant has stated previously that the tower needs to be the proposed height to avoid the trees growing to 100 feet. If the trees will never reach 100 feet, can the tower be lowered?

Joan Malkin said the new data was incredibly helpful, but what was missing is at what height do the trees interfere with the transmission, and how much interference. Paul Foley said the arborists did not extrapolate that information.

Geoghan Coogan showed the graph of the trees at 100 feet interfering with the Fresnel zone. The applicant has previously stated that they do not think the trees will reach 100 feet tall, but wanted to show what it would look like. At 75-80 feet, the trees are in the Fresnel zone. To get the trees completely out of the Fresnel zone, the tower needs to be 80 feet. To answer Linda’s questions, if the Commission approves this height extension, the trees will never reach a height that would pose any impacts, and the tower would never need to be raised again. If the question is how much lower the tower could be to get out of the Fresnel zone, the impacts begin when the trees are 80 feet tall.

Ben Robinson asked how the current tree height was established. Geoghan Coogan said a study was done to measure the trees.

Ben Robinson asked what the presumed growth of the trees was when the proposed tower was designed. Geoghan Coogan said it was 100 feet.

Doug Sederholm said he did not understand the two new charts. Is the obstruction height the actual current height of the trees? What is the clearance? Geoghan Coogan said it is the actual height of the trees now. The clearance is from the main beam to the diversity beam. The negative impact is seen on the diversity beam. All of the negative numbers indicate the impact of the trees on the diversity beam.

Fred Hancock asked if the applicant could provide what the clearance factor is from the existing trees to the proposed height of the new tower, and per tree what that clearance would be at the proposed height of the tower.

Ben Robinson said the tallest tree is 75 feet, and they designed the tower so the trees max out at 100 feet. There is a discrepancy with potential growth and with the dishes going up 40, 37 and 53 feet.

Linda Sibley said the applicant has projected the growth of the trees, but according to Tim Boland this may not be accurate for Martha’s Vineyard.

Geoghan Coogan said there is currently a tree at 75 feet that will get to 80 feet and the tower is planned for that. We have stated previously that the trees will probably not going to grow to 100 feet. He reviewed the growth chart again and showed how the trees impact the Fresnel zone. At 80 feet, the trees are in the Fresnel zone.
Joan Malkin said this is as frustrating for the applicant as it is for the MVC. We are probably on board that a new tower is necessary for quality transmission, but we are having difficulty justifying the height of the tower. She feels she can’t get a grip on whether the proposed tower is too high. There needs to be a manner that is intelligible to make a decision.

Linda Sibley said the MVC is allowed to have staff work on this after the close of the public hearing.

James Verruysse said the applicant has made it clear what their proposal is, and during deliberation and decision the MVC would make the decisions.

Geoghan Coogan reviewed another chart showing the tower at 50 feet and the proposed tower at 90 feet. The panels all have to get up and out of the way. They are only going up 20 feet from the existing antennas.

Doug Sederholm asked if there was a technical need for the top panel to be so high.

Ellen Cummings, the Verizon representative, said the trees are already in the Fresnel zone. If the tower is raised and the dishes get out of the trees you raise them up to get out of that zone.

Doug Sederholm asked why the top dish is so much higher in the proposed tower from the second dish, versus their current placement on the tower.

Joan Malkin asked how much interference is in the acceptable range. Ellen Cummings, the Verizon representative, said the trees are now interfering and there are bit errors. The new tower solves the problem by getting the beams out of the trees. There are always some bit errors due to storms and other circumstances.

Christina Brown said we could use staff help to untangle some of the information after the close of the public hearing. How much could the proposed tower be lowered and how come the dishes are so far apart on the proposed tower.

Ellen Cummings, the Verizon representative, said she will find out why there is the difference between the large and smaller dishes.

Katherine Newman asked if there is a way to do this in an incremental way. To show how to construct a tower that can be increased in height in the future and as needed, such as adding on later. Ellen Cummings, the Verizon representative, said she believes the proposed is the height that it has to go now. To go higher, the base of the tower would need to be redone to support the height. Geoghan Cogan said the tower is designed to get the beams up and out of the way of the trees for all.

Paul Foley showed the graphs that perhaps could be superimposed on each other to show the current versus the proposed.

Leon Brathwaite said they are installing a new 8 foot dish on the tower, so now there would be 4 dishes and before there were 3 dishes.

Fred Hancock asked if the tower was designed with a tree height in mind, a maximum growth. Geoghan Coogan said it was designed with a 100 foot tree height to get the beams up and out once and for all. A 100 foot tree would still have some minimal impact.

Ben Robinson said he still does not understand the incremental dish height.

Fred Hancock said that is the applicant’s design and what Commissioners have to judge from.

Geoghan Coogan reviewed the charts and graphs that show the existing antenna and the existing tree height, the existing conditions with the new tower and the maximum growth of trees with the proposed tower.
Gail Barmakian asked if the trees are just out of the Fresnel zone at 80 feet. Geoghan Coogan said yes.

Christina Brown asked if there was a photo in town of what the proposed tower would look like. Paul Foley showed the simulated photos. Geoghan Coogan said they did the renderings from the road.

Doug Sederholm asked the applicant to provide charts showing the trees at 80 feet and the tower 20 feet lower, and what the impact would be.

Ben Robinson said to understand the clearance he sees minus 14 feet and clarified that that was the beam now. Geoghan Coogan said it is.

Ellen Cummings, the Verizon representative, said when the engineers did the past study there were indicators they use to get optimum performance of the dishes and that called for the spacing of the main dish and the two smaller diversity dishes.

Gail Barmakian asked for an explanation if the dishes were closer together, what would be compromised. Geoghan Coogan said the applicant is adding a dish for performance and they are under each other. The tower wasn’t designed to be ugly, it was designed for performance to get landline calls off the Island. If it could be 30 feet lower, it would have been designed that way.

Joan Malkin asked what the purpose of the diversity dishes is. Ellen Cummings, the Verizon representative, said diversity dishes give redundancy and that is the principle purpose.

Doug Sederholm said if the MVC is going to have staff analyze what is being produced, the applicant should have the opportunity to comment on it.

James Vercruysse, Public Hearing Officer, closed the Public Hearing and left the written record open until 5:00 p.m. on January 10, 2019.

Christina Brown suggested in the interest of having staff help to understand this application, the Commissioners should send their questions to staff in the next couple of days.

MARThA’S VINEYARD HOSPITAL MODIFICATIONS-OAK BLUFFS DRI 324-M5 FINAL WRITTEN DECISION


Paul Foley reviewed the revisions from the prior DRI conditions. Two conditions have been added:

- 9) The Applicant may use the former Emergency Room for clinical uses. (The aspect of the 2011 Review to convert the Emergency Room to a Walk-in Clinic was abandoned).
- The Applicant may install a 13-space employee parking area created adjacent to the parking lot in an area that formerly housed generators and other equipment (in the middle of the eastern side of the 1972 building). There are four existing parking spaces that will be impacted, so it is a net gain of nine parking spaces. (A second 14-space parking area that was approved in 2011 to be added on the north side between the two western wings of the 1972 building was not and shall not be created.)

Linda Sibley said as the only Commissioner on all of these decisions, Adam Turner asked me to review and this does a good job of summarizing all of the modifications to the original decision.

Christina Brown suggested to change the language on 2018 Conditions 3 of the last line and delete “the long term care facility” and revise to “the 61 skilled nursing care beds units 3 and 4”.

Fred Hancock asked if the Hospital gave the MVC the revised site plan. Adam Turner said the site plan will be submitted within the next few days per Sean Murphy.

Adam Turner said that Paul Foley did a really good job on this decision and commended him for his work.

5. MV MUSEUM-TISBURY DRI 665 CERTIFICATE OF OCCUPANCY REVIEW


Paul Foley said the applicant submitted the report regarding clarification of conditions and they still have a few things to do. He read the MVC Condition 1.3 Sidewalk Connector on Lagoon Pond Road. They have the design and they did the permitting, but the construction is not done yet. Ken Barwick wanted it put in a bond, but the Museum did not want to do that. They went to the Selectmen and the revised plan has been approved. Materials will take 4-6 weeks to arrive once ordered. The construction of the sidewalk connector is estimated to take two weeks. At this point given the winter weather and colder temperatures, the Museum can guarantee that construction will begin by March 1, 2019 with a final completion date on or before May 1, 2019.

Fred Hancock said he thought the condition the MVC wrote was that they had to be financially responsible for the sidewalk, but it did not need to be built. Paul Foley said they are working on it but want to be sure it does not go away.

Josh Goldstein and Christina Brown said they are comfortable with what the Museum has stated.

6. MARINERS LANDING MIXED USE-EDGARTOWN DRI 648 COMPLIANCE UPDATE


Doug Sederholm recused himself as he is an abutter.

6.1 Staff Report

Paul Foley presented the following:

- This is not the final compliance, as the applicants are also deficient in landscaping. They were supposed to have a 10 foot wide buffer in back, and it is 1 foot so they have to refill and replant. They will have to come back to the MVC with landscaping.
- The applicant is to preserve a 10 foot no-cut buffer along the rear property line and additional plantings shall be located along the rear property line to screen the residential abutter’s view of the closet projection on the building.
- The site plan was shown.
- As requested by the Edgartown Building Department, the applicant is reaching out for confirmation of compliance with the MVC conditions related to the HVAC equipment placement and noise rating.
- The HVAC would be located within the cedar storage enclosures at the rear of the building. This allows them to be out of sight and shielded from the rear neighbor, and allows for the placement within the manufacture recommended 50 feet proximity to the units.
- The plan was shown, as well as the enclosure where the units would be located.
- The applicants acknowledge the sound level requirement in the MVC conditions to have a maximum dB(A) rating of 60, which is equivalent to ordinary conversation. By using the
manufacture specifications, they can confirm that they are below this level. If they exceed 60 decibels, they agree to be responsible to modify as necessary to reduce the sound to the maximum allowable level.

- Leonard Jason did issue a cease and desist due to the placement of the HVAC units.
- They have to come back with the exterior lighting.

6.2 Commissioners’ Discussion

Josh Goldstein said the AC units are very quiet and he is more concerned about the clear cutting and providing a buffer for the neighbors, and he hopes the landscape plan comes back to the full Commission and not just the LUPC.

Christina Brown asked where in the MVC Decision the AC units and the noise were mentioned. Paul Foley said in 6.1; “As offered by the Applicant, all HVAC components mounted on the exterior of the building shall have a maximum dB(A) rating of 60 which is equivalent to ordinary conversation.”

Christina Brown asked if the MVC has an approved site plan for these units. Paul Foley said we did not have one and they were not shown.

James Vercruysse said what action the Commission needs to take, if any.

Paul Foley said he feels the applicant is in compliance and he would like to tell Leonard Jason that they are, but that they need to do the landscaping and the buffer.

Fred Hancock suggested a modification that says a sound reading will be taken at the property line.

Joyce Swartz is a neighbor and she came to the Public Hearing where a question was asked of Chuck Sullivan about what kind of deck there would be and what would be on it. Chuck Sullivan said each unit would have a small area about 3 x 6 ft which would allow for a small table and chair and an enclosed trash bin and storage for beach chairs or something else. It appears that the applicant felt “something else” left them open for any use. She called Leonard Jason in June 2018 and he subsequently put a cease and desist on the project. She saw the applicant put the boxes in and Leonard Jason went to James McDonagh. There are eight compressors, which is equivalent to 16 people talking on the deck. We have been discussing this since June. They started by building the wrong building and we have had nothing but trouble since. We are asking you to not let them leave the eight compressors on the decks.

Linda Sibley moved and it was duly seconded to instruct the applicant to make a modification request subject to a public hearing.

- Sean Henry is a Portfolio Manager for the development company and he said they understand the concerns here. Mr. McDonagh tried to make a practical application for placement of these HVAC units.
- James Vercruysse said this can be explained when we have a modification review.
- Seam Henry said they want to work with the MVC on this.


Doug Sederholm rejoined the meeting.

7. UPDATE ON HOMELESSNESS AND DCRHA WAITLIST


Karen Tewhey presented the following:

- We are looking at the scope of homelessness on Martha’s Vineyard.
- We go by the HUD definition that says homelessness is an individual that lacks a fixed regular residence or an individual living in a shelter. Another definition is people who are doubled up and/or couch surfing.
  - In 2016-2017, 120 residents reported that they were homeless or at risk of homelessness.
    - 36% were families
    - 58% female
    - 42% male
    - 37% 55+ years of age
    - 18% 62 + years of age
- There is a lack of rental housing and the need is about 635 year round affordable rentals.
- 1900 individuals commute from off Island annually due to the lack of housing. 25 teachers leave the Island due to the lack of housing.
- In 2017 there were 124 individuals on the Island elderly housing wait list.
- There are 514 new residents but 1510 fewer year round housing units.
- The homeless are seniors, low income individuals, people with disabilities.
- People are living in a lot of unheated situations whether it is a garage, attic or shed.
- There are split families where the children live with friends but the father is couch surfing.
- The homeless on Island is unique to the homeless off Island because there is no supply of rentals. If you lose your rental you could face homelessness.
- Some of the places that people are renting on the Island are not deemed for habitation.
- There is significant trauma to becoming homeless and not knowing where you will sleep at night.
- We do have emergency shelters.
  - The House of Grace Shelter which is 100% volunteer staffing from January to March and offers breakfast and dinner.
  - The Warming Center is Monday – Saturday from 11:00 a.m. – 2:00 p.m. and provides lunch, laundry and showers. It is run by volunteer staffing.
  - Motel respite for families and the medically fragile. It is funded by the MV Permanent Endowment.
  - Funding is also provided by the Island Clergy Fund and private donors.
- What works;
  - Housing coordination and case management to get a handle on the scope of the problem.
  - Homeless hotline
  - VNA nurse
  - Database of clients
  - Discretionary grant for survival kits, bus passes, cell phones, clothes, food and emergency shelter.
- What doesn’t work;
  - Rental vouchers due to the lack of locations where they can be used on the Island.
  - HUD rental guidelines. (We received an $81,000 grant and we did not find a 5 bedroom home to rent so the money went to Hyannis).
- The Martha’s Vineyard Coalition includes the MVC.
- We believe what will work is congregate housing such as the Hospital and Stop & Shop have done. They are purchasing homes and people are living as a congregate.
- On the Island a population that is 30% or below AMI fell through the cracks and they could not rent an affordable apartment.
We are developing an initiative called Harbor Homes. There will be no drugs or alcohol on the premises and no one with a substance or addiction problem. We have plenty of people who can fill these rooms. This is a program that operates on the Cape and we are replicating it about 80%. There is a track record for it and it is successful.

David Vigneault (Dukes County Regional Housing Authority) presented the following.
- There are 190 households on the waitlist and our waitlist is 80% median income and below.
- Our current rentals don’t address the growth and 35% median income and below.
- A lot of towns are working with their zoning and density housing.
- The incomes have migrated up. The combination of the housing that is expensive in winter and relevant non-existence of summer housing is combining with the fluency of employment.
- We are hearing from employers that they have people that they want to hire but they are not sure to do so due to the housing situation.

Katherine Newman said what is being done about people that are not official residents of the U.S. and are they invisible in the numbers. David Vigneault said yes they are somewhat invisible in the numbers but they are resourceful and do family ownership. But the migrant workforce is not a good picture. Because of funding we can’t ask if you are a resident but due to how you show income the individual doesn’t come forward.

Adam Turner said this is a serious issue and we will have more presentations and we need to find solutions.

8. ELECTION OF OFFICERS 2019


Christina Brown moved and it was duly seconded to elect the slate of the Nominating Committee: Doug Sederholm, Chairman; Josh Goldstein, Vice-Chairman; Ernie Thomas, Clerk/Treasurer.
- James Ver cruysse, current Chairman, asked if there were any additional nominations from the floor. There were none.


James Ver cruysse said he appreciated all of the support he has received as Chairman and he has enjoyed working with Adam Turner.

Joan Malkin thanked James Ver cruysse for doing a great job for the MVC as Chairman (and the Commissioners agreed).

9. MINUTES


Josh Goldstein moved and it was duly seconded to approve the minutes of July 12, 2018 as written. Voice vote. In favor: 14. Opposed: 0. Abstentions: 1. The motion passed.

Linda Sibley moved and it was duly seconded to approve the minutes of November 15, 2018 with the correction of the Verizon Representative’s name to Ellen Cummings throughout the document. Voice vote. In favor: 14. Opposed: 0. Abstentions: 1. The motion passed.

10. NEW BUSINESS

Ben Robinson said the purpose of the letter is to have the MVC support the establishment of a fully funded and empowered select committee of the U.S. Congress to draft legislation addressing the existential threat of climate change; “The New Green Deal.” This is coming out of the youth and the sunrise movement. He is asking the MVC to endorse the letter. He feels that Rep. Keating needs to address this issue and would like to show him that the MVC feels he needs to get on board.

Doug Sederholm said should we send it to the President as well.

Ben Robinson said the “New Green Deal” will be developed over the next two years.

Gail Barmakian suggested deleting “we must not dither, obfuscate or waver.”

Linda Sibley likes the line and did not feel it is rude.

Leon Brathwaite asked to define “we.” Ben Robinson said we is everyone, the people of the world.

Doug Sederholm moved and it was duly seconded to send the letter as endorsed by the MVC.

- Christina Brown corrected the language of the motion and it was accepted by Doug Sederholm that the MVC endorses the letter and to send it.

Voice vote. In favor: 15. Opposed: 0. Abstentions: 0. The motion passed.

Reports from Committees and/or Staff

Affordable Housing Policy Committee Report

Fred Hancock said the Affordable Housing Committee is working on the policy and the required monetary contributions. We were hoping to have resolution by January 2019, but we decided that goal would not happen. So we decided to put a measure before the Commissioners to vote on in the first meeting of the New Year. We are asking you to look at page 2 of the policy. The big change is that previous payments were based on the assessed value. The difference between assessed value and appraised value is huge. We are trying to rectify that in a short fix, while continuing work on the parts affecting commercial development. This would have an immediate impact going on the appraised value rather than the assessed value.

James Joyce said a developer would have to get an appraisal on the project first.

Joan Malkin said we could do that or they could.

Fred Hancock said we will have a discussion at the next MVC meeting and hopefully a vote.

Christina Brown said when we vote on this we might need a public hearing.

Fred Hancock said we are amending an existing policy so we will have to check on that.

Staff Update

Christine Flynn said the Army Corp of Engineers will hold a public hearing on the Cape Cod bridges at 6:00 p.m. on Tuesday at the MV High School. It is the first step in this process. They have had five public hearings in Barnstable and Nantucket counties and the MVC will be working on this project moving forward.

The meeting was adjourned at 9:35 p.m.

Documents Referred to During the Meeting
bullet Minutes of the Commission Meeting – Draft, Held on July 12, 2018
bullet Minutes of the Commission Meeting – Draft, Held on November 15, 2018
bullet Martha’s Vineyard Commission DRI # 646/C.R. 9-2018 Cook Road Mixed Use Building MVC Staff Report – 2018-11-14
bullet Letter from Keith Fullin and David Bettencourt, RE: Tisbury Assessor Parcel 22C5.1, Cook Road, Vineyard Haven, MA
bullet Island Energy, 110 Cook Road, Tisbury MA Elevations and Floor Plans, Dated 4/3/18
bullet Site Plan In Tisbury Mass Prepared for S.J.E.B.C, LLC, Dated September 14, 2018 and revised October 18, 2018
bullet Letter from the Planning Board, Town of Tisbury, Dated November 15, 2018, RE: Keith Fullin & David Bettencourt - S.J.E.B.C, LLC, Cook Road, AP 22C5.1
bullet DRI 677 Verizon Tower memo from Polly Hill, Tree height charts and the MVC tree growth chart
bullet Martha’s Vineyard Commission DRI # 677 Verizon Tower Height Extension MVC Staff Report – 2018-11-15
bullet Draft Decision of the Martha’s Vineyard Commission DRI 324-M5- Martha’s Vineyard Hospital Closure of Wildflower Court at Windemere
bullet Letter from Oudens Ello Architecture, Dated December 6, 2018, Re: DRI 665- M.V. Museum at Marine Hospital Clarification of Conditions 1.4, 1.5, 2.2, 2.7, 4.4, 4.5, 6.1 and 7.1
bullet Letter from MV Museum, Dated December 4, 2018, Re: DRI 665- M.V. Museum at Marine Hospital Clarification of Conditions 1.3, 1.7, 1.10 and 5.3
bullet DRI 648 Mariners Landing Staff Report which includes a letter from James McDonagh, RE; Mariners Landing, HVAC Condenser, Dated 12/4/18 and DRI 648 Conditions
bullet DCRHA Homebuyer Clearinghouse 10-18
bullet DCRHA Rental Waitlist 9/29/2018
bullet Letter from the Marta’s Vineyard Commission to Rep. William R. Keating to support the “Green New Deal”.

Chairman

Date 1/17/19

Clerk-Treasurer

Date 17 Jan 2019