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Martha's Vineyard Commission

Land Use Planning Committee

Minutes of the Meeting of September 20, 2004

Commissioners Present: C. Brown (Chair), P. Strauss, L. Sibley, N. Orleans, B. Schwarz, D. Sederholm, J. Breckenridge, J. Best.

Staff Present: M. London, B. Wilcox, S. Sattoor, and P.H. Foley

Chairman Christina Brown opened the meeting at 5:40 p.m.

1. DUKES COUNTY SAVINGS BANK (DRI # 578) – POST-HEARING REVIEW

Present for the Applicant: Joanne Gosser, Bob Wheeler, John Lolley, and Randy Hart.

Christina Brown noted that a letter from the Vineyard Conservation Society had been submitted after the close of the written record and could not be considered.

Traffic

- There are differences between this project and the Tisbury Fuel Services proposal that was denied by the Commission. Though both projects produced same order of magnitude of vehicular trips during the Friday peak, there are significant differences. First, the gas station on High Point Lane would have had a direct negative impact on the operation of the Park & Ride in terms of car and bus access, particularly the backing up of cars on High Point Lane. Second, it could be argued that apportioning a limited resource – whether nitrogen loading in a critical watershed or traffic loading on a crowded road – should be done on the basis of density so that though both projects would produce similar numbers of trips, the gas station would have been on a much smaller parcel producing considerably more trips per acre. Additionally, High Point Lane is in the middle of the Upper State Road business corridor while Holmes Hole is at the far end of it.
- There is a general concern about additional traffic on Upper State Road and several commissioners wondered where the tipping point was. While there may be capacity now at what point is the traffic situation saturated? The Commission can limit high traffic-generating projects on this stretch of road, and should seek to address this general issue.
- The decision should reflect the serious concerns commissioners have with traffic along State Road and the amount to be generated, but note that previous applications at this site had been approved that would have generated several times more trips than this proposal. The Decision could include a strong recommendation that the Applicant institute creative incentives to mitigate work and lunch trips such as encouraging car-pooling, bicycles, and public transit.

Benefits and Detriments

- There was a discussion of the draft Benefits and Detriments prepared by staff.
- The comment that “other uses on this site could have produced considerably more traffic” should not be in the benefits column.

- The commissioners generally agreed with the assignment of benefits and detriments.

Offers

- There was a discussion of the draft that staff had put together from comments made by the Applicants during the public hearing.
- Joanne Gosser, project architect, confirmed that the Applicant agreed with the language of the offers.
- Bob Wheeler clarified that the offer to make \$3 million in fixed-rate, 30-year mortgages to first-time homebuyers is for limited amounts, presently a maximum of \$300,000 per loan.
- The A.D.A. compliance offer was changed to read: "The Bank will make the project ADA compliant", rather than just the building.

Conditions

- There was a discussion of draft conditions prepared by staff.
- It was agreed that any reference to more detailed or revised plans being submitted later (before the Town issues a building permit) should be submitted for the approval of LUPC.
- The question of the possibility of eliminating the southern access road in whole or in part was discussed. Its elimination would reduce the impervious surface and associated run-off by a quarter and would preserve the natural character of the upper part of the site. The Bank apparently added it so that parents dropping children off would not pass through the parking lots. It was suggested that this lot was small compared to parking lots such as Cronig's where parents and children drive and walk through every day. There was a consensus that the Bank be asked to reduce the impervious surfaces on the property by at least 5,000 square feet, leaving it up to them to design how.
- It was agreed that there should be a condition requiring that no sodium type salts be used for de-icing; only sand or safer materials such as calcium chloride or calcium magnesium acetate (CMA) are acceptable.

It was agreed by consensus that LUPC would recommend to the full Commission that DRI 578 – The Dukes County Savings Bank be approved with conditions.

2. SODAPOPS

Present for the Applicant: Paul Hakala

Paul Hakala, presently owner of Depot Corner in Edgartown, wants to purchase SodaPops in Tisbury. He wants to do essentially what SodaPops was doing but with more of an emphasis on breakfast and lunch food rather than ice cream. There will be no substantial change to the nature or appearance of the operation.

It was agreed by consensus that LUPC would recommend to the full Commission that the project did not constitute a substantial change requiring a public hearing and that the modification be approved.

The meeting adjourned at 7:05 p.m.