

THE MARTHA'S VINEYARD COMMISSION

BOX 1447
OAK BLUFFS
MASSACHUSETTS
02557
617-693-3453

DATE: June 28, 1979

TO: Zoning & Building Inspector of the Town of Tisbury

FROM: Martha's Vineyard Commission

SUBJECT: DEVELOPMENT OF REGIONAL IMPACT DECISION
RE: COMMERCIAL MATERIAL CHANGE OF USE AND INTENSITY
OF USE

APPLICANT: Harborlight, Inc.

SUMMARY

The Zoning and Building Inspector of the Town of Tisbury is granted approval by the Martha's Vineyard Commission to grant the necessary development permits for the Applicant's commercial material change of use and intensity of use. This approval was by vote of the Commission on June 21, 1979. The Town Zoning and Building Inspector may approve the development proposal and may, if authorized by local development ordinances and by laws, place conditions upon or disapprove the development application.

DECISION OF THE MARTHA'S VINEYARD COMMISSION

A Public Hearing was held on June 21, 1979 by the Martha's Vineyard Commission (the "Commission") at 8:00 p.m. at the Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA upon public notice to consider the application of Harborlight, Inc. (the "Applicant") for a commercial material change of use and intensity of use in the Town of Tisbury (the "Application"). The proposed development is for the change of approved use for storage and office space by the Martha's Vineyard Commission on April 13, 1978 to a gift shop as applied for by the Applicant on an "Application for Permit - May 30, 1979". This proposal is a material change of use and intensity of use and is thus a Development of Regional Impact under the Criteria and Standards, Development of Regional Impact 3.30. This application was referred to the Commission for action pursuant to Chapter 831, Acts of 1977 (the "Act"). Said application and notice of public hearing are incorporated herein.

On February 9, 1978 the Martha's Vineyard Commission held a Public Hearing regarding the Applicant's proposal to construct a

second story for the purposes of storage and office space.

Following design changes, the proposal was approved by the Commission on April 13, 1978, and a decision was recorded in the County of Dukes County Registry of Deeds as Book 356, Pages 67-69.

On June 21, 1979 the Hearing was held pursuant to the Act and Massachusetts General Laws, Chapter 30A, Section 2, and was chaired by John Allen, member of the Commission's Land Use Planning Committee. Mr. Allen opened the Public Hearing and read the public notice. Mr. Frances Cournoyer, owner, spoke in favor of the Application. Ronald Mechur, Executive Director of the Commission, delivered a presentation of the locus. There was a call for opponents. There were none. Questions regarding toilet facilities and the on-lot waste disposal system were addressed by Mr. Cournoyer. There was no further testimony and the Hearing was closed.

Under the Act, the Commission is required to make findings after its review of the development proposal. It must consider the probable benefits and detriments of the proposal. In this matter the Commission has considered each factor enumerated in these sections of the Act and has considered its Information for Evaluation of Commercial Developments, together with the information presented at the Public Hearing.

subject to the Commission's Development of Regional Impact Standards and Criteria, and procedures as set forth in Chapter 831 of the Acts of 1977, for any future change of use or intensity of use.

The Commission approves the Town of Tisbury officials granting applicable development permits.

This decision is written consistent with the VOTE OF THE COMMISSION:

JUNE 21, 1979

Benjamin C. Moore
Benjamin C. Moore, Chairman

Moussa F. F. F.
Notary Public

my commission expires: 11/10/83



Egartown, Mass. July 3 1979
at 3 o'clock and 100 minutes P M
Received and entered with Dukes County Deeds
book 367 Page 55

Attest: Suzerly W. King
Register