

THE MARTHA'S VINEYARD COMMISSION

BOX 1447
OAK BLUFFS
MASSACHUSETTS
02557
617-693-3453

DATE: May 15, 1980

TO: Building Inspector of the Town of Oak Bluffs

FROM: Martha's Vineyard Commission

SUBJECT: DEVELOPMENT OF REGIONAL IMPACT
RE: COMMERCIAL DEVELOPMENT

APPLICANT: Gamac Realty Trust, c/o Terrence McCarthy

SUMMARY

The Building Inspector of the Town of Oak Bluffs is granted approval by the Martha's Vineyard Commission to grant the necessary development permits for the Applicant's commercial development. This approval was by vote of the Commission on May 8, 1980. The Town 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 May 8, 1980 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 Gamac Realty Trust, c/o Terrence McCarthy (the "Applicant") for a commercial development approval in the Town of Oak Bluffs (the "Application"). The proposed development is for a change of intensity of use involving retail stores. This change of use incorporates a floor area greater than 3,000 square feet 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, as amended, Acts of 1977 (the "Act"). Said application and notice of public hearing are incorporated herein.

On May 8, 1980, the Hearing was held pursuant to the Act and Massachusetts General Laws, Chapter 30A, Section 2, and was chaired by Marc Widdiss, Acting Chairman of the Commission's Land Use Planning Committee. Mr. Widdiss read the public notice and opened the Public Hearing. Michael Wild, Executive Director of

the Commission, delivered a presentation concerning the development. There was a call for proponents.

Mr. McCarthy described the proposal and his intended improvements. A question was raised concerning the septic system, and it was indicated that the water usage would actually be reduced over previous levels. There was a call for opponents, and there were none. 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.

The Commission finds that the probable benefits of the application will exceed the probable detriments and will not interfere substantially with the achievement of any general plan of the Town of Oak Bluffs or of Dukes County, or violate any local development ordinances or by-laws.

The Commission finds that the development proposal will be more beneficial than detrimental when compared to alternative manners of development or development occurring in alternative locations.

The Commission finds the proposed development is consistent with local development ordinances and by-laws to the extent it is required to, only the Application being before it at this time. The Applicant must, consistent with the Decision, apply to appropriate Town of Oak Bluffs officers or boards for any other development permits which may be required together with any other development permits required by law.

The Commission approves the Town of Oak Bluffs official granting applicable development permits.

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

May 8, 1980.

Benjamin C. Moore

Benjamin C. Moore, Chairman

Notary Public

Notary Public

my commission expires: 11/10/83



May 22, 1980
date

Edgartown, Mass. May 28 1980
at 10 o'clock and 25 minutes A M
Received and entered with Dukes County Deeds
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