

## THE MARTHA'S VINEYARD COMMISSION

BOX 1447  
 OAK BLUFFS  
 MASSACHUSETTS  
 02557  
 617-693-3453

DATE: September 19, 1985  
 TO: Building Inspector - Town of Edgartown  
 FROM: The Martha's Vineyard Commission  
 SUBJECT: Development of Regional Impact  
 RE: Commercial Development  
 APPLICANT: Robert and Joanne Stafford  
 Elia's Lane  
 West Tisbury, MA 02575

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 DECISION OF THE MARTHA'S VINEYARD COMMISSION

SUMMARY

The Martha's Vineyard Commission ( the Commission ) hereby approves the Application of Robert and Joanne Stafford, Elia's Lane, West Tisbury, MA 02575 for the construction of a commercial development at the Martha's Vineyard Airport Business Park as shown on the plans entitled: Application for Building Permit, Edgartown, MA, August 26, 1985, consisting of six (6) sheets, (the Plan).

The Decision contained herein is rendered pursuant to the vote of the Commission on September 19, 1985.

The Building Inspector of the Town of Edgartown may now grant the necessary development permits for the Applicant's commercial development in accordance with the decision contained herein and place further conditions thereon, or, may disapprove the development application.

FACTS

The proposed development is a Development of Regional Impact as defined by the Commission's Criteria and Standards, Developments of Regional Impact, Section 3.30. The Application was referred to the Commission by the Building Inspector of the Town of Edgartown for action pursuant to M.G.L. Chapter 831 of the Acts of 1977, as amended (the Act).

A duly noticed public hearing on the Application was conducted by the Commission pursuant to the Act and Massachusetts General Laws, Chapter 30A, Section 2, on September 19, 1985 at 8:30 P.M. at the Commission offices, Olde Stone Building, New York Ave, Oak Bluffs, Massachusetts. The proposal is for the construction of a commercial development at the Martha's Vineyard Business Park in the Town of Edgartown.

Marc Widdis, Chairman of the Land Use Planning Committee read the public notice and opened the hearing for testimony at 8:42 P.M.

Robert Stafford, Applicant, explained the proposal and the various permits or permission that had already been received. He noted that the proposal was identical to that which already exists on the site.

James Muth, MVC Staff, showed a series of slides of the site.

A discussion followed.

Doug Ewing, MVC Staff, discussed the concerns of the Airport Advisory Board and their comments.

Mr. Stafford responded to various questions from the Commissioners.

Mr. Widdis called for proponents - there were none

Mr. Widdiss called for opponents - there were none

A brief discussion followed.

There being no further testimony, the hearing was closed at 8:55 P.M.

FINDINGS AND CONDITIONS

The Commission has considered the Application and the information presented at the public hearing based upon such consideration, makes the following findings pursuant to Section 14 of the Acts.

- A. The Commission finds that the probable benefits of the proposed development will exceed the probable detriments of the proposal in light of the considerations set forth in Section 15 of the Act.
- B. The Commission finds that the proposed development will not interfere substantially or unreasonably with the achievement of the objectives of any general plan of the Town or of Dukes County.
- C. The Commission finds that the proposed development as set forth in the Application and the plan will be consistent with local development ordinances or by-laws.
- D. The Commission finds that the development proposal will be more beneficial than detrimental when compared to alternative manners of development or developments occurring in alternative locations.

The Commission finds that the development is consistent with local 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 the appropriate Town of Edgartown officers and 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 Edgartown officials granting applicable development permits.

This decision is written consistent with the vote of the Commission: September 19, 1985.

Any party aggrieved by a determination of the Commission may appeal to the Superior Court within twenty days after the Commission has sent the development applicant written notice, by certified mail, of its decision and has filed a copy of its decision with the Town Clerk of the in which the proposed development is located.

*Leonard Jason, Jr.*  
Leonard Jason, Jr., Chairman

*Norman Friedman*  
Notary:



17 OCT 1985  
Date:

10/17/85  
Date: Oct 21, 1985

**NORMAN FRIEDMAN**  
**NOTARY PUBLIC**  
My commission expires Nov 2, 1990

Received and entered with Dukes County Deeds  
at 9 o'clock and 01 minutes A M  
Book 435 Page 910

Attest: *Suzerly W. King*