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THE MARTHA'S VINEYARD COMMISSION

BOX 1447
OAK BLUFFS
MASSACHUSETTS
02557
617-693-3453

DATE: November 7, 1985

To: Building Inspector, Town of Edgartown

From: Martha's Vineyard Commission

Subject: Development of Regional Impact
Re: Commercial Development - Martha's Vineyard Airport

Applicant: John F. Parker
Box 3
Vineyard Haven, MA 02568

Decision of the Martha's Vineyard Commission

SUMMARY

The Martha's Vineyard Commission (the Commission) hereby approves with certain conditions the application of John F. Parker, Box 3, Vineyard Haven, Massachusetts, 02568, for the construction of an addition to a commercial structure at the Martha's Vineyard Airport in the Town of Edgartown as shown on the plans entitled: "Vineyard Decorators, Vineyard Haven, Massachusetts, floor plan, elevations, 9-23-85, General Building Design, consisting of one (1) sheet, plus two (2) sheets entitled "John Parker, M.V. Airport, Box 3, Vineyard Haven Ma., 02568, proposed addition 60x80x22, totalling three (3) sheets, (the Plan).

The Decision, with conditions contained herein, is rendered pursuant to the vote of the Commission on November 7, 1985. The Building Inspector of the Town of Edgartown may now grant the necessary development permits for the Applicant's commercial addition in accordance with the conditions contained herein, or, may approve in accordance with the conditions contained herein and may 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 3.301. The Application was referred to the Commission by the Building Inspector of the Town of Edgartown

for action pursuant to MGL Chapter 831, Acts of 1977, as amended (the Act). The Application and notice of public hearing relative thereto are incorporated herein.

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 November 7, 1985 at 8:00 PM at the Commission offices, Olde Stone Building, New York Avenue, Oak Bluffs, Massachusetts. The proposal is for the construction of an addition to a commercial structure at the Martha's Vineyard Airport.

Marc Widdiss, Chairman of the Land Use Planning Committee read the public notice and opened the hearing for testimony at 8:09 PM.

John Parker, applicant, explained the proposal, described the lay-out of the new proposal, the general facade look and discussed the size and bulk of the proposal.

Mr. Widdiss noted that everyone had received the minutes of the LUPC Meeting with the applicant and asked for any staff reports. Jim Muth, MVC staff, showed a series of slides of the existing structure and area at the airport.

A discussion of the nature of business currently being conducted followed. Mr. Widdiss then called for proponents - there were none. He then asked if the Airport Advisory Committee had any comments. Jim Mitchell, Airport Manager, discussed the review that had been conducted by the AAC and noted that the plans had been in review for a fairly long period.

Mr. Widdiss then called for opponents - there were none. He then called for other testimony - there was none.

There being no further testimony the hearing was closed at 8:16 PM.

FINDINGS AND CONDITIONS

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

- A. The Commission finds that the probable benefits of 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 Commissions finds that the proposed development will not interfere substantially or unreasonably with the achievement of the objectives or 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 of developments occurring in alternative locations.

The Commission has considered the overall visual impact of the proposal on the visual appearance of the main public entrance to the Martha's Vineyard Airport and pursuant to that consideration, sets the following condition:

That a planting plan and schedule and a design for for the facade which faces the entrance road shall be submitted to the Martha's Vineyard Airport Commissioners for Review and Approval Prior to the Issuance of Any Building Permit From the Town of Edgartown.

The Commission finds that the proposed development subject to the conditions contained herein, will be 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 November 7, 1985.

W. Dewey
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REGISTER
BEVERLY W. KING
REGISTRAR OF DEEDS
COUNTY OF DUKES COUNTY, MASS.
RECEIVED/ENTERED

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 copy with the Town Clerk of the Town in which the proposed development is located.

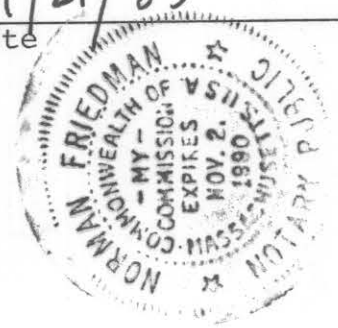
Leonard Jason, Jr.
Leonard Jason, Jr., Chairman

11/21/85
Date

Norman Friedman
Notary:

11/21/85
Date

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



Edgartown, Mass. Nov 25, 1985
at 9 o'clock and 11 minutes A. M
Received and entered with Dukes County Deeds
book 437 Page 729.

Attest: *Beverly W. King*
Register