

THE MARTHA'S VINEYARD COMMISSION

BOX 1447
OAK BLUFFS
MASSACHUSETTS
02557

DATE: October 23, 1986
TO: Building Inspector, Town of Tisbury
FROM: Martha's Vineyard Commission
SUBJECT: Development of Regional Impact
RE: Office Facility

APPLICANT: Trustees of the Mary P. Wakeman
Conservation Center
P.O. Box 1050
West Tisbury, MA 02575

DECISION OF THE MARTHA'S VINEYARD COMMISSION

SUMMARY

The Martha's Vineyard Commission (the Commission) hereby approves the application of the Trustees of the Mary P. Wakeman Conservation Center, P.O. Box 1050, West Tisbury, Massachusetts, 02575 for the construction of an office conservation center in the Town of Tisbury as shown on the plans entitled: "Proposed Sewage Disposal System for the Proposed Mary P. Wakeman Conservation Trust Building, Cranberry Acres, CF 147, Lot 4, Assr. Pcl. 64A-5.4, Tisbury, Mass., by Schofield Brothers, Inc., State Rd., Vineyard Haven, Mass. 02568, Dated Oct. 17, 1986" consisting of one (1) sheet; and "Site Plan for The Mary P. Wakeman Conservation Center by Tom Counter & Assoc., 27 Lagoon Pond Road, P.O. Box 531, Vineyard Haven, Massachusetts, 02568, Dated 10-5-86 Revision" consisting of ten (10) sheets; making a total of eleven (11) sheets, (the Plan).

The Decision is rendered pursuant to the vote of the Commission on October 23, 1986.

The Building Inspector of the Town of Tisbury may now grant the necessary development permits for the Applicants construction of an office Conservation Center 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 3.301. The Application was referred to the Commission by the Building Inspector of the Town of Tisbury for action pursuant to M.G.L. Chapter 831, Acts of 1977 as amended (The Act). The Application and notice of public hearing relative thereto are incorporated herein. The Commission Staff document exhibits are incorporated by reference.

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 October 23, 1986 scheduled at 8:30 P.M. at the Commission offices, Olde Stone Building, New York Avenue, Oak Bluffs, Massachusetts.

The proposal is for the construction of an office conservation center in the Town of Tisbury.

Marc Widdiss, Chairman of the Land Use Planning Committee, read the public hearing notice and opened the hearing for testimony at 9:36 P.M.

Fontaine DeGeoffrey, Chairman of the Board of Trustees of the Mary Wakeman Center, reviewed the proposals location, area of lot which proposal will be built on, surrounding lots, that Vineyard Open Land Foundation has given one site to the Mary P. Wakeman Center so a building could be erected to house several offices, (Vineyard Open Land Foundation, Vineyard Conservation Society, Martha's Vineyard Garden

Club, Trustees of Reservation, Sheriff's Meadow Foundation). She stated the concept was to bring resources together to become more efficient, the Center will be a resource for the entire community, and there would be lectures, films and a library. Mrs. DeGeoffrey discussed the actual building, location of building in respect to the pond and slope of land, greenhouse, auditorium, 2 bathrooms, storage, offices for the five organizations, kitchen, and map and library room. There will be no steps to building, bathrooms

adequate for wheelchairs. Further, the specifics of the proposal were stated as: building is 3,492 sq.ft. including the greenhouse, exterior materials on roof arephalt shingles, siding white cedar shingles, doors are natural red cedar and decks will be pine. The roadways will be improved with a hardener surface: She discussed the drainage, parking and parking area, walkways will be crushed stone, description of windows, doors, exterior walls and insulation, building set into hillside with foundation insulated. In respect to the heating design; proposal calls for two 250 gallon fuel tanks to be placed in a concrete walled pit, to be located outside storage room, and the lighting will be at ground level as this proposal is in residential area.

Mr. Ferraguzzi questioned if this proposal would go in front of the Board of Appeals as it will be located in a residential area. Mrs. Eber spoke to this saying that Tisbury has a zoning by-law which covers non-profit organizations.

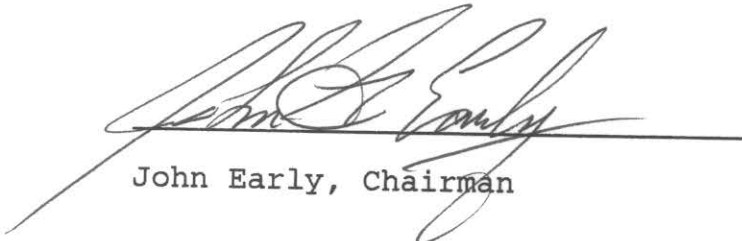
Rick Hopkins, MVC Staff, reviewed the proposal by addressing the location, square footage, material list submitted, proposal meets Tisbury Zoning By-law, parking, traffic, soils, slope, septic, sewerage plan conforms with regulations, groundwater 13' below grade and addressed concerns of vegetation being lost during construction.

boards for any other development permits which may be required together with any other development permits required by law.

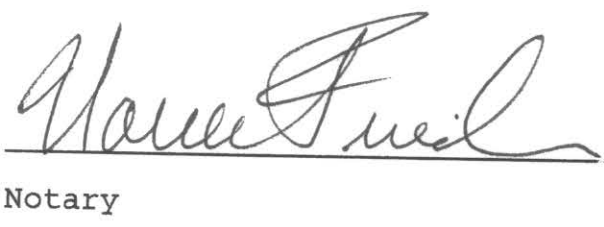
The Commission approves the Town of Tisbury officials granting applicable Development permits.

This Decision is written consistent with the vote of the Commission: October 23, 1986.

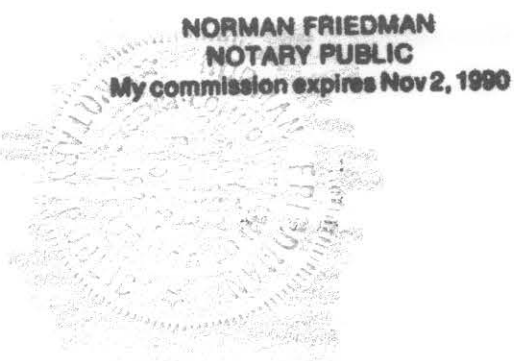
Any Party aggrieved by a determination of the Commission may appeal to the Superior Court within twenty (20) days after the Commission has sent the development applicant written notice, by certified mail, of its decision and has filed a copy of its decision with the Town Clerk of the Town in which the proposed development is located.


John Early, Chairman

11/13/86
Date


Notary

11/13/86
Date



Edgartown, Mass. New. 17th 19 86
at 9 o'clock and 15 minutes A M
Received and entered with Dukes County Deeds
book 460 Page 422

Attest: 
Register

Mrs. DeGeoffrey said only three offices would be used on a daily basis.

Mr. Widdiss called for testimony from Town Boards - There were none. He then called for proponents and opponents - There were none.

There being no further testimony the hearing was closed at 10:00 P.M.

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 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 development as set forth in the Application and The Plan will be consistent with local development ordinances and 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 proposed 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 appropriate Town of Tisbury officers or