

1988 1804

# THE MARTHA'S VINEYARD COMMISSION

BOX 1447  
OAK BLUFFS  
MASSACHUSETTS  
02557

DATE: January 21, 1988

TO: Building Inspector, Town of Edgartown

FROM: Martha's Vineyard Commission

SUBJECT: Development of Regional Impact  
RE: Commercial Storage Facility  
Martha's Vineyard Airport

APPLICANT: Joanne & Robert Stafford  
Elias Lane  
West Tisbury

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## DECISION OF THE MARTHA'S VINEYARD COMMISSION

### SUMMARY

The Martha's Vineyard Commission (the Commission) hereby approves, with certain conditions, the Application of Joanne & Robert Stafford, Elias Lane, West Tisbury, MA 02575 for the construction of a storage facility at the Martha's Vineyard Airport Business Park as shown on the plans entitled: "Martha's Vineyard Storage Co., Inc.. M.V. Airport, Edgartown, received by the Martha's Vineyard Commission December 9, 1987, Floor Plan, Elevations" consisting of four (4) sheets; "Abutters Plan, Elevations, Existing Structures Relation of Proposed New Structure with Off-Sets, dated 12-2-87, Martha's Vineyard Storage Co., Inc., Site Plan Requirement" consisting of two (2) sheets; "Wedgcor Steel Building Systems for Martha's Vineyard Storage Co., Inc., with Plot from a Plan of Land in Edgartown, Mass., Prepared for Dukes County Airport Commissioners, Dated May 21, 1984 by Smith & Dowling, Vineyard Haven, Mass." consisting of seven (7) sheets; making a total of thirteen (13) sheets, (the Plan).

The Decision is rendered pursuant to the vote of the Commission on January 21, 1988. The Building Inspector of the Town of Edgartown may now grant the necessary development permits for the Applicant's proposal in accordance with the conditions contained herein or may approve in accordance with the conditions contained herein and place further conditions thereon in accordance with applicable law, or may disapprove the development application.

1432-607

FACTS

The proposed development is a Development of Regional Impact as defined by the Commission's Standards and Criteria, Developments of Regional Impact Sections 3.104 and 3.301. The Application was referred to the Commission by the Building Inspector of the Town of Edgartown for action pursuant to Chapter 831 Acts of 1977 as Amended (the Act). The Application and Notice of public hearing relative thereto are incorporated herein. Martha's Vineyard Commission staff document exhibits are incorporated by reference.

A duly noticed public hearing on the application was conducted by Commission pursuant to the Act and M.G.L. Chapter 30A, Section 2 as modified by Chapter 831 on December 10, 1987 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 a commercial storage facility. Mr. Evans, Chairman of the Land Use Planning Committee, read the public hearing notice and opened the public hearing for testimony at 8 P.M. Mr. Evans then called for the staff presentation.

Ann Skiver, MVC Staff, referenced a handout and showed a video of existing storage facility and surrounding area. She stated the proposal for the construction of a 9,600 sq. ft. commercial storage facility. She stated the dimensions of building: 60' x 160', 16' height (1 floor) and includes (4) 40' x 60' storage bays. Construction will be of steel frame with metal siding (to match existing M.V. Storage facilities on abutting lot). Ms. Skiver stated the location of the proposal is in the Town of Edgartown, Assessor's Map 24, Lot 1, Parcel 8 on North Line Road. Further, the proposal is located on Lot #23 in Airport Business Park. And note proposed lot is subject to 20 year lease with Dukes County. She stated that the proposed access/egress will be on North Line Road. Ms. Skiver stated that the proposal is located in B3 District and stated required proposed setbacks for this proposal. Further, under ZBL Article X. of 10A.I.d. permitted uses include wholesale or storage facilities. Ms. Skiver then stated the proposed building to be designed by Wedg-Co (same manufacturer of existing M.V. Storage buildings). Further, the buildings will be brown in color with concrete flooring and a 16' eave height. The cost of installing the underground cable is to be assumed by the applicant and by Petrolane. The cable will be installed according

electrical codes and specifications and stated the Applicant intends to install an electronic gate, lighting and fire/burglar alarms. Ms. Skiver further stated that the proposal does not require water and consequently sewage will be produced. She stated that drainage will be handled on-site via infiltration (i.e. no paving and use of gravelled surface and maintenance of natural surroundings). Addressing parking, Ms. Skiver stated that each tenant has a loading area for the storage facility, no long term parking will be permitted, no vehicles will be stored within a rental space. Ms. Skiver then stated outdoor lighting requires a permit from FAA & Mass. Aeronautic. She stated development concerns as follows Siting of future additional storage facilities and adequate security of facility.

Ms. Skiver then discussed the lease procedure of the Airport Commission and referenced the Advisory Committee Report (attached) to the M.V. Airport Commissioners which addressed the Committees findings.

Mr. Young asked if the Applicants lease addressed the storage of hazardous waste. Ms. Skiver answered in the affirmative.

Mr. Ferraguzzi asked the dimensions of the existing buildings on the abutting lot. Ms. Skiver stated that the existing buildings are 10' high and 12,000 square feet, however she did not know the dimensions.

Mr. Fuller asked if the proposal is for one or two storage buildings. Ms. Skiver stated at this time the applicant proposes one building however in the future there may be an additional building.

Mr. Evans asked for the Applicant's presentation. Mr. Robert Stafford stated that he and his wife (Joanne) are the lease holders. He stated that during meetings with the MV Airport Advisory Committee the Committee had expressed concern in the area of storage of cars, hazardous waste storage and stated that they wanted specifics addressing toxic materials and was He stated that these concerns have been satisfied within the lease.

Mr. Early asked how many units are proposed in each building. Mr. Stafford could not answer at this time as he did not realize it would be an issue. He did discuss a variety of ways and possibilities in which the buildings could be broken into units.

Commissioners asked how this proposal differs from the existing storage facility?

Mr. Stafford stated that the proposed use for this storage will be for bulk/commercial storage use and stated that each bay where the existing is for residential storage. He further stated there would be no retail space at this location. When asked what companies would use these facilities, he gave examples: bottled company, large cabinet maker and a company which supplies paper restaurants may be possible clients. He further stated this will larger trucks to bring in supplies, less often and could in fact

Mr. Young asked, referencing the Airport Advisory Committee for the Applicant to depict B-Street. Mr. Stafford stated that Advisory Committee uses a Development Map with names of roads and Street is also known as North Line Road.

There was discussion of access to the facility. Mr. Evans during the LUPC meeting that access was to be as existing. Mr. stated that he would like to keep the accesses individual and would like to minimize the size of the road for security purposes.

Mr. Evans stated that the site plan was submitted to the C December 8, 1987 and asked if the MV Airport Advisory Committee the plan? Mr. Stafford stated that the concept of the site plan discussed however, the Committee does not require detailed plan stated that the Committee has stated they felt there would have access/egress for protection.

Mr. Ferraguzzi asked who is responsible for the maintenance road? Mr. Stafford stated that the County and their tenants would mutually. Further stated that technically he feels it is probably responsibility of the County.

Mr. Evans called for Town Board Testimony. There was none

Mr. Evans called for testimony from proponents, opponents in general. There were none.

Mr. Evans stated that no correspondence has been received this proposal.

There being no further discussion or questions Mr. Evans public hearing at 9:00P.M. and stated the record would be kept week.

Following the close of the public hearing, no correspondence received for the record.

FINDINGS AND CONDITIONS

The Commission has considered the application and the recommendation presented from the Land Use Planning Committee meeting, the public hearing, and discussions during its decision deliberations 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, as conditioned herein, 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 plan will be consistent with local development ordinances and By-laws in place at the time of the submittal.
- d. The Commission finds, as conditioned herein, that the development proposal will be more beneficial than detrimental when compared to alternative manners of development or developments occurring in alternative locations.

FURTHER,

Pursuant to Section 15 of the Act, the Commission has considered the question of the potential impact of this proposal on the environment in comparison to alternative manners of development, in light of this, the Commission sets the following condition:

- a. THE COMMISSION FINDS THAT IN ORDER TO MAINTAIN THAT THE PROPOSED DEVELOPMENT WILL HAVE A FAVORABLE AFFECT ON THE ENVIRONMENT, THE APPLICANT SHALL SUBMIT A DRAINAGE PROPOSAL AND DOCUMENTATION OF ITS SUCCESS TO THE LAND USE PLANNING COMMITTEE AND STAFF OF THE MARTHA'S VINEYARD COMMISSION FOR THEIR REVIEW PRIOR TO OCCUPANCY OF THE BUILDING.

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

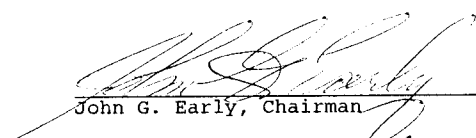
with this Decision, apply to appropriate Town of Edgartown Officers and Boards for any other development permits which may be required by law.

The Decision is written consistent with the vote of the Commission: January 21, 1988.

Any applicant aggrieved by a Decision of the Staff or Committee hereunder, may appeal to the full Martha's Vineyard Commission which shall decide such Appeal, after notice and hearing, within 21 days of the close of the public hearing.

The Executive Director may issue Certificates of Compliance which shall be conclusive evidence of the satisfaction of the conditions recited therein.

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 in the Town in which the proposed development is located.

  
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John G. Early, Chairman

1/21/88  
Date

  
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Notary

1/21/88  
Date

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

Town of Mass. Jan 22 1988  
10 o'clock and 30 minutes A  
of the year 1988  
BOOK 492 PAGE 606

Attest: Beverly W King  
Register