

THE MARTHA'S VINEYARD COMMISSION

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April 15, 1976

TO: TOWN OF WEST TISBURY BOARD OF SELECTMEN

FROM: THE MARTHA'S VINEYARD COMMISSION

SUBJECT: DEVELOPMENT OF REGIONAL IMPACT DECISION RE: Robert E.
Amaral, Sr. (Bea's Fabric Shop)

APPLICANT: Robert E. Amaral, Sr. (Bea's Fabric Shop)

SUMMARY

The Board of Selectmen of the Town of West Tisbury is granted approval by the Martha's Vineyard Commission to grant the necessary development permits for development proposal of Robert E. Amaral, Sr. (Bea's Fabric Shop). The Board of Selectmen of the Town of West Tisbury may approve the development proposal, approve it with additional conditions, or disapprove the proposal.

DECISION OF

THE MARTHA'S VINEYARD COMMISSION

RE: Robert E. Amaral, Sr. (Bea's Fabric Shop)

A Public Hearing was held on February 26, 1976 by the Martha's Vineyard Commission ("the Commission"), at 8:15 p.m., upon public notice to consider the application of Robert E. Amaral, Sr. (Bea's Fabric Shop) ("the Applicant") for a building permit, in the Town of West Tisbury. The proposed development is for the expansion of an existing commercial structure by the attachment of an 18½' x 18' structure to be moved from another location, shown on Assessor's Map 16, Lot 70. This proposal is for an addition to an existing commercial structure, and is thus a Development of Regional Impact under the criteria and standards, Development of Regional Impact Checklist Section 2.102. This application was referred to the Commission for action pursuant to Chapter 637, Acts of 1974, as amended ("the Act"). Said application is incorporated herein.

At the Hearing held pursuant to said Chapter 637 and Massachusetts General Laws, Chapter 30A, Section 2, the Commission received testimony from Mr. Robert E. Amaral, Sr. in favor of the proposal. Additional information, including copies of the West Tisbury Assessors' Map 16, a letter from the West Tisbury Planning Board

dated February 2, 1976, building permit application and a rough sketch of the development proposal was also submitted to the Commission.

The Development of Regional Impact Committee of the Commission presented a verbal report and recommendation to the Commission on April 15, 1976. The Committee recommended that the Commission allow approval of the applicable development permits by the Town of West Tisbury Board of Selectmen. The report and recommendations are incorporated herein.

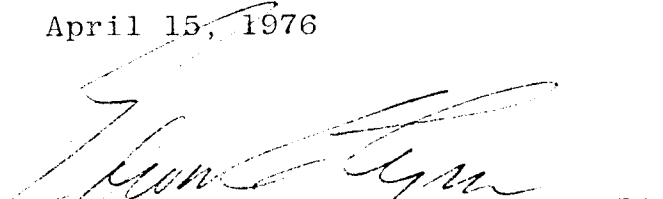
Under Section 15 and 16 of the Act, the Commission is required to make findings after its review of the development proposal. In this matter, the Commission has been guided by its Policies to be Used in Considering Development Proposals Whose Impact is of a Regional Nature, adopted by the Commission on June 5, 1975 ("DRI Policies") and it has considered each factor enumerated in these sections of the Act.

The Commission finds as described herein that the probable benefits from the proposed development will exceed the probable detriments. The Commission also finds that the proposal will not interfere substantially with the achievement of any general plan of Dukes County or of the Town of West Tisbury.

The Commission finds that the development proposal will be more beneficial than detrimental when compared to alternative manners of development. The Commission finds that the development proposal will conform to DRI Policy 2.10, Economic Development. The Commission finds that the proposed development is consistent with local development ordinances and bylaws 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 boards and officials for any other Development Permits required. The Commission approves Town of West Tisbury officials granting applicable development permits.

BY VOTE OF THE COMMISSION

April 15, 1976



Edwin G. Tyra, Chairman