

# THE MARTHA'S VINEYARD COMMISSION

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March 25, 1976

To: Tisbury Board of Selectmen, Tisbury Building  
Inspector, Tisbury Board of Health

From: The Martha's Vineyard Commission

Subject: Development of Regional Impact Decision  
Re: Cronig Brothers, Inc.

Applicant: Cronig Brothers, Inc.

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SUMMARY

The Town permit-granting agencies have been granted approval by the Martha's Vineyard Commission to grant the necessary development permits for Cronig Brothers', Inc. proposed development. This approval was by vote of the Commission on March 11, 1976 and amended on March 25, 1976 and is contingent upon the conditions contained within the Decision. Development must proceed within one year of the issuance of this approval, or else new approval from the Martha's Vineyard Commission will be necessary.

DECISION OF THE MARTHA'S VINEYARD COMMISSION

RE CRONIG BROTHERS, INC.

A Public Hearing was held on March 4, 1976 by the Martha's Vineyard Commission, at 8:45 p.m. upon public notice to consider the application of Cronig Brothers, Inc. for a Building Permit and Sanitary Disposal Facility Installation Permit in the Town of Tisbury ("the Application"). The proposed development is for the construction of a supermarket and the demolition of an existing structure, the premises shown as Lot Number 23-A-23,24 from Tisbury Assessors' maps, located on the west side of State Road in Tisbury, Massachusetts. This location is within 300

RE CRONIG BROTHERS, INC.

feet of a Regional Feeder Road and over 3,000 square foot floor area, and is thus a Development of Regional Impact under Criteria and Standards, Development of Regional Impact Checklist, Sections 2.102 and 2.103. 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 by reference.

At the Hearing held pursuant to said Chapter 637 and Massachusetts General Laws, Chapter 30A, Section 2, the Commission received testimony from Mr. Carl Cronig, Applicant, and Ms. Cora Medeiros and Mr. Craig Kingsbury, Selectmen of the Town of Tisbury, and additional information including maps and site plans of the proposed development; a letter dated March 4, 1976 from Ms. Marguerite Bergstrom, Tisbury Board of Health, addressed to Mr. George Mathiesen; a copy of Building Permit application, with attachments, dated January 31, 1976 and a print of the proposed structure, dated February 18, 1976.

Based on the testimony and information, the Development of Regional Impact Committee of the Commission presented a verbal report and recommendation to the Commission on March 4, 1976, which is incorporated herein.

Under Sections 15 and 16 of Chapter 637, the Commission is required to make findings after its review of the development proposal. It must consider the probable benefits and detriments of the 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, 1976 ("DRI Policy").

The Commission finds the probable benefits from the proposed development will exceed the probable detriment and that the proposal will not substantially interfere with the achievement of any general plan of Tisbury or of Dukes County. In particular, the proposal conforms to DRI Policy 2.10, Economic Development.

The Commission finds the proposed development is consistent with local development 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 Tisbury officers or boards for any other Development Permits which may be required.

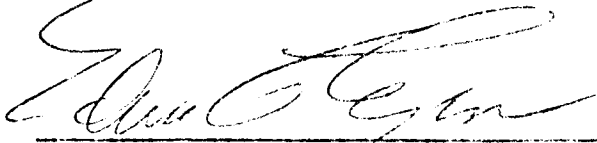
RE CRONIG BROTHERS, INC.

The Commission approves Tisbury officials granting applicable Development Permits, subject, however, to the following conditions:

1. that there be sufficient vegetative planting so as to minimize the visual impact of the development as viewed from State Road and
2. that development proceed so as to conform with the amount of floor area as expressed in the Application; any variation from this area requirement shall require approval from the Martha's Vineyard Commission.

BY VOTE OF THE MARTHA'S VINEYARD COMMISSION

March 11, 1976



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Edwin G. Tyra, Chairman