

THE MARTHA'S VINEYARD COMMISSION

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April 29, 1976

TO: TISBURY BOARD OF SELECTMEN
TISBURY BUILDING INSPECTOR

FROM: THE MARTHA'S VINEYARD COMMISSION

SUBJECT: DEVELOPMENT OF REGIONAL IMPACT DECISION RE: Alfred F.
and Catherine P. Ferro

APPLICANT: ALFRED F. AND CATHERINE P. FERRO

SUMMARY

The Town of Tisbury Board of Selectmen and the Tisbury Building Inspector are granted approval by the Martha's Vineyard Commission to grant the necessary development permits for the development proposal of Alfred F. and Catherine P. Ferro. The Tisbury Board of Selectmen and the Tisbury Building Inspector may approve the development proposal, approve it with additional conditions, or disapprove the proposal.

DECISION OF

THE MARTHA'S VINEYARD COMMISSION

RE: ALFRED F. AND CATHERINE P. FERRO

A Public Hearing was held on April 15, 1976 by the Martha's Vineyard Commission ("the Commission"), at 8:00 p.m., upon public notice to consider the application of Alfred F. and Catherine P. Ferro ("the Applicant") for a building permit, in the Town of Tisbury. The proposed development is for an addition to an existing commercial structure. This proposal is for an addition to an existing commercial structure which is accessed directly from a road classified as a regional feeder road and has a floor area greater than 3,000 square feet and outdoor commercial space greater than 6,000 square feet, and is thus a Development of Regional Impact under the criteria and standards, Development of Regional Impact Checklist Section 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.

At the Hearing held pursuant to said Chapter 637 of the Massachu-

setts General Laws, Chapter 30A, Section 2, the Commission received testimony from Mr. Alfred Ferro in favor of the proposal. Additional information, including a letter from the Tisbury Building Inspector, dated March 8, 1976, copies of the building permit application to the Town of Tisbury and the proposed addition plans, were 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 Tisbury Board of Selectmen and the Building Inspector of the Town of Tisbury. The Committee 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.

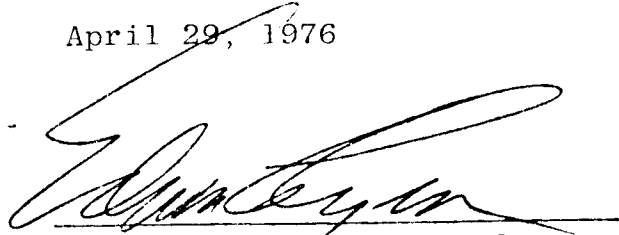
The Commission finds as described herein that the probable benefits from the proposed development will exceed the probable detriments. The Commission also finds that the proposal will not interfere substantially with the achievement of any general plan of Dukes County or of the Town of Tisbury.

The Commission finds that the development proposal will be more beneficial than detrimental when compared to alternative manners of development. Specifically economic development will be aided and the development will accomodate off-street parking and aid in alleviating traffic congestion in the down-town area.

The Commission finds that the development proposal will conform to DRI Poilicy 2.10, Economic Development and 2.20 Public Services. 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 the Decision, apply to appropriate town boards and officials for any other Development Permits required. The Commission approves Town of Tisbury officials granting applicable development permits.

BY VOTE OF THE COMMISSION

April 29, 1976



EDWIN G. TYRA, CHAIRMAN