

# THE MARTHA'S VINEYARD COMMISSION

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May 6, 1976

TO: TISBURY BOARD OF SELECTMEN  
TISBURY BUILDING INSPECTOR

FROM: THE MARTHA'S VINEYARD COMMISSION

SUBJECT: DEVELOPMENT OF REGIONAL IMPACT DECISION RE: William Prokos  
and Lucia Evans

APPLICANT: WILLIAM PROKOS AND LUCIA EVANS (HELIOS)

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## 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 William Prokos and Lucia Evans (Helios). This approval is subject to the development condition contained within this Decision; the Town of 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

WILLIAM PROKOS AND LUCIA EVANS (HELIOS)

A Public Hearing was held on April 29, 1976 by the Martha's Vineyard Commission ("the Commission"), at 8:15 p.m., upon public notice to consider the application of William Prokos and Lucia Evans ("the Applicant") for building permit, in the Town of Tisbury. The proposed development is for the construction of an addition to an existing commercial structure. This proposal is in a location which is accessed directly from a road classified as a Regional Feeder Road on a map adopted by the Commission, 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 William Prokos in favor of the proposal. Additional in-

formation, including copies of the proposed addition, copies of "the Vegetation Plan Helios" dated 4/29/76, a rough sketch of the proposed addition showing the existing building and proposed vegetation, a letter of referral from the Tisbury Board of Selectmen dated March 30, 1976 and a copy of the building permit application to the Town of Tisbury 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 29, 1976. The Committee recommended that the Commission allow with a condition approval of the applicable development permits by the Town of Tisbury Board of Selectmen and the Tisbury Building Inspector. The Committee report and recommendations are incorporated herein.

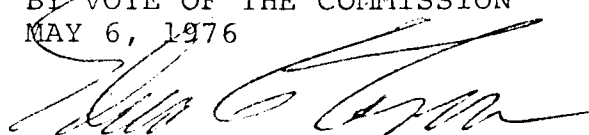
Under Section 15 and 16 of the Act, the Commission is required to make findings after its review of the development proposal. In this matter, the Commission has been guided by its Policies to be Used in Considering Development Proposals Whose Impact is of a Regional Nature, adopted by the Commission 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 provided that the Applicant comply with the condition contained within this Decision. 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 provided that the condition is satisfied, and development occurring in alternative locations. Specifically, it will provide opportunity for economic development while maintaining a visual and aesthetic value.

The Commission finds that the development proposal will conform to DRI Policy 2.10, Economic Development and 2.90, Visual Quality if the development condition is placed on the proposed 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 Tisbury officials granting applicable development permits provided that the landscaping be carried out in accordance with the attached plans "Vegetation Plan Helios Addition, dated 4/29/76".

BY VOTE OF THE COMMISSION  
MAY 6, 1976



EDWIN G. TYRA, CHAIRMAN