

THE MARTHA'S VINEYARD COMMISSION

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June 10, 1976

TO: EDGARTOWN BOARD OF SELECTMEN
EDGARTOWN BUILDING INSPECTOR

FROM: THE MARTHA'S VINEYARD COMMISSION

SUBJECT: DEVELOPMENT OF REGIONAL IMPACT DECISION RE: Robert M.
Cavallo

APPLICANT: ROBERT M. CAVALLO

SUMMARY

The Town of Edgartown Board of Selectmen and the Edgartown Building Inspector are granted approval by the Martha's Vineyard Commission to grant the necessary development permits for the development proposal of Robert M. Cavallo. The Town of Edgartown Board of Selectmen and the Edgartown Building Inspector may approve the development proposal, approve it with additional conditions, or disapprove the proposal.

DECISION OF

THE MARTHA'S VINEYARD COMMISSION

RE: ROBERT M. CAVALLO

A Public Hearing was held on June 10, 1976 by the Martha's Vineyard Commission ("the Commission"), at 8:00 p.m., upon public notice to consider the application of Robert M. Cavallo ("the Applicant") for a change of use permit, in the Town of Edgartown. The proposed development is for the change of use and alteration and renovation of an existing commercial structure. This proposal is within 500 feet of mean high water, and is thus a Development of Regional Impact under the criteria and standards, Development of Regional Impact Checklist Section 1.202. 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 M. Cavallo in favor of the proposal. Additional information, including copies of the plans for renovation of the

building and a letter dated May 24, 1976 from the Town of Edgartown Office of the Planning Board 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 June 10, 1976. The Committee recommended that the Commission allow approval of the applicable development permits by the Town of Edgartown Building Inspector and the Edgartown Board of Selectmen. 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.

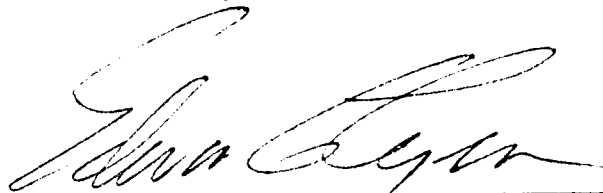
The Commission finds as described herein that the probable benefits from the proposed development will exceed the probable detriments (provided that the Applicant comply with development conditions contained within this Decision). The Commission also finds that the proposal will not interfere substantially with the achievement of any general plan of Dukes County or of the Town of Edgartown.

The Commission finds that the development proposal will be more beneficial than detrimental when compared to alternative manners of development, and development occurring in alternative locations.

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 Edgartown officials granting applicable development permits.

BY VOTE OF THE COMMISSION

On June 10, 1976



Edwin G. Tyra, Chairman