

THE MARTHA'S VINEYARD COMMISSION

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July 1, 1976

TO: Board of Zoning Appeals, Board of Selectmen, Board of Health
and Building Inspector of the Town of Oak Bluffs

FROM: Martha's Vineyard Commission

SUBJECT: DEVELOPMENT OF REGIONAL IMPACT DECISION RE: Martha's
Vineyard Arena, Inc.

APPLICANT: Martha's Vineyard Arena, Inc.

SUMMARY

The local permit-granting boards of the Town of Oak Bluffs are granted approval by the Martha's Vineyard Commission to grant the necessary development permits for the development proposal of the Martha's Vineyard Arena, Inc. The town boards may approve the proposal, approve it with conditions, or disapprove the proposal.

DECISION OF THE MARTHA'S VINEYARD
COMMISSION
RE: MARTHA'S VINEYARD ARENA, INC.

A Public Hearing was held on June 17, 1976 by the Martha's Vineyard Commission ("the Commission"), at 8:00 p.m., upon public notice to consider the application of the Martha's Vineyard Arena, Inc. ("the Applicant") for a building permit and special permit in the Town of Oak Bluffs. The proposed development is for an ice-skating facility located on the north side of Edgartown-Vineyard Haven Road opposite the Regional High School playing fields in Oak Bluffs, Massachusetts. It will be owned by a quasi-public body and designed to serve the residents of more than one town, and is therefore a Development of Regional Impact under the Criteria and Standards, Development of Regional Impact Checklist Section 2.30. 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 Donald Lambert in favor of the proposal. Additional information, including copies of a handbook entitled "The Martha's Vineyard Arena Incorporated"; a plan entitled "Service Bldg. & Site Plan for Proposed Ice Skating Rink, Martha's Vineyard Arena, Inc., 2/2/76"; a copy of an "Application for Permit to Build" in the Town of Oak Bluffs; a Staff Assessment and Recommendation; and a copy of a "Plan of Land in Oak Bluffs, Mass., as surveyed for Martha's Vineyard Arena, Inc., May 1974, Vineyard Surveying, Inc." 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 17, 1976. The Committee recommended that the Commission allow approval of the applicable development permits by the Board of Zoning Appeals, Board of Selectmen, Board of Health, and Building Inspector of the Town of Oak Bluffs. The Committee report and recommendations are incorporated herein.

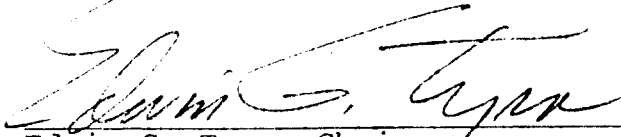
Under Section 15 and 16 of the Act, the Commission is required to make findings after its review of the development proposal. In this matter, the Commission has been guided by its Policies to be Used in Considering Development Proposals Whose Impact is of a Regional Nature, adopted by the Commission 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 Dukess County or of the Town of Oak Bluffs.

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. Specifically, the proposal will provide recreational opportunities for a wide variety of residents.

The Commission finds that the development proposal will conform to the general policies and Section 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 this Decision, apply to appropriate town boards and officials for any other Development Permits required. The Commission approves Town of Oak Bluffs officials granting applicable development permits.

BY VOTE OF THE COMMISSION
July 1, 1976


Edwin G. Tyra, Chairman