

THE MARTHA'S VINEYARD COMMISSION

BOX 1447
OAK BLUFFS
MASSACHUSETTS
02557
617-693-3453

July 23, 1976

Mr. Peter O. Bettencourt
Executive Secretary to the Edgartown Board of Selectmen
Edgartown Town Hall
Edgartown, Massachusetts 02539

Re: Development of Regional Impact Decision of Norman Platt
Johnson

Dear Peter:

At its meeting of July 22, 1976, the Martha's Vineyard Commission voted to allow approval of the permit application of Norman Platt Johnson for a change of use permit in the Town of Edgartown. The Commission also voted to forego a formal decision, and directed me to inform the Town of this decision by letter.

The Commission found that the benefits of the proposed commercial change of use of Norman Platt Johnson exceeded the detriments of the proposal. The reasons for this decision are outlined in the enclosed Staff Report. The Town may now continue processing the necessary permit applications.

If you have any further questions concerning this matter, or if I may be of further assistance, please contact me at your convenience.

Very truly yours,



Martin S. Jaffe
Regulatory Planner

Enclosure

msj/rws

cc: Norman Platt Johnson

PRELIMINARY STAFF ASSESSMENT AND RECOMMENDATION
FOR DEVELOPMENTS OF REGIONAL IMPACT

File Number #55 Date July 20, 1976

Applicant Johnson/Ewing

Location North Main Street

General Description of Development

Retail Windsurfer and marine hardware; conversion of a garage to retail and storage facilities.

1. Would the proposal substantially interfere with the achievement of the objectives of the general plan of any municipality or Dukes County?
Comments and Issues: _____

NO

2. Would the proposal be consistent with the municipal development ordinances? Yes x No _____

Comment: Site within B-2 Business District of Edgartown

If the proposed development is inconsistent with municipal development ordinances, is the inconsistency necessary to enable a substantial segment of the population of a larger community of which the municipality is a part to secure adequate Housing? _____; Education? _____; or Recreation? _____.

Comments and Issues: _____

3. Is this to be located in a Critical District? ^{N/A} NO
If it is, is it consistent with the Guidelines? _____

Comments and Issues: _____

N/A

4. What are the major issues in weighing benefits and detriments?

	<u>Benefit</u>	<u>Detriment</u>	<u>Comments and Issues:</u>
Appropriateness of location	<u>X</u>	_____	if retail is limited
Relative environ. impact	_____	_____	
water (surface)	_____	<u>X</u>	if retail is limited " " " "
Water (ground)	_____	<u>X</u>	
Open space	_____	<u>X</u>	
Impact on other people	_____	<u>X</u>	
Impact on other property	_____	<u>X</u>	
Low & moderate inc. housing	_____	<u>X</u>	would require backing out into Main St. principally seasonal
Public facilities & services	_____	<u>X</u>	
Growth rate	_____	<u>X</u>	hidden behind house
Transportation (general)	_____	<u>X</u>	
Alternative to auto	<u>X</u>	_____	
Economic development	<u>X</u>	_____	
Agriculture	_____	<u>X</u>	
Visual quality	_____	<u>X</u>	

5. Summary comments and recommendations:

Small-scale business venture, with most activities off-site (delivery and work done where boats moored). Recommend approval,