

THE MARTHA'S VINEYARD COMMISSION

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DATE: March 9, 1978
TO: Zoning and Building Inspector of the Town of Tisbury
FROM: Martha's Vineyard Commission
SUBJECT: DEVELOPMENT OF REGIONAL IMPACT DECISION
RE: COMMERCIAL DEVELOPMENT
APPLICANT: George Silva, Vineyard Specialties

SUMMARY

The Building Official of the Town of Tisbury is granted approval by the Martha's Vineyard Commission to grant the necessary development permits for the Applicant's commercial development. This approval was by vote of the Commission on March 9, 1978. The Town Building Official may approve the development proposal and may, if authorized by local development ordinances and by-laws, place conditions upon it or disapprove it.

DECISION OF THE MARTHA'S VINEYARD COMMISSION

A Public Hearing was held on March 9, 1978 by the Martha's Vineyard Commission (the "Commission") at 8:15 p.m. at the Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA upon public notice to consider the application of George Silva, Vineyard Specialties (the "Applicant") for a commercial development approval in the Town of Tisbury (the "Application"). The proposed development is for an addition to an existing structure as shown on a plan entitled "W.G. Manter Building". This proposal is a proposed retail business which has a floor area greater than 3000 square feet and is thus a Development of Regional Impact under the Criteria and Standards, Development of Regional Impact Checklist 3.30. This application was referred to the Commission for action pursuant to Chapter 831, Acts of 1977 (the "Act"). Said application and notice of public hearing are incorporated herein.

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On January 23, 1978 the local building official approved the Application for permit to build. On March 9, 1978 the Hearing was held pursuant to the Act and Massachusetts General Laws, Chapter 30A, Section 2, and was chaired by Edith Potter, Chairman of the Commission's Land Use Planning Committee. William Wilcox, staff of the Commission, delivered a presentation concerning the probable benefits and detriments of said "Application". George Silva, said Applicant, spoke in favor of the Application.

Under the Act, the Commission is required to make findings after its review of the development proposal. It must consider the probable benefits and detriments of the proposal. In this matter, the Commission has considered each factor enumerated in these sections of the Act and has considered its Checklist for Evaluation of Commercial/Small Scale Industrial Developments.

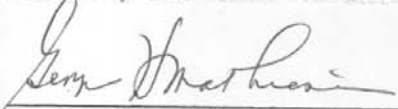
The Commission finds that the development proposal will be more beneficial than detrimental when compared to alternative manners of development or development occurring in alternative locations.

The Commission finds the proposed development is consistent with local development ordinances and by-laws 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 of Tisbury officers or boards for any other development permits which may be required together with any other development permits required by law.

The Commission approves the Town of Tisbury officials granting applicable development permits.

This decision is written consistent with the VOTE OF THE COMMISSION:

March 9, 1978


George H. Mathiesen, Chairman


Notary Public



my commission expires: 11/10/83
Edgartown, Mass. Mar. 28 1978
at 12 o'clock and 01 minutes PM
Received and entered v. Dukes County Deeds
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Attest: 