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**Minutes of the Commission Meeting
Held on October 6, 2016
In the Stone Building
33 New York Avenue, Oak Bluffs, MA**

IN ATTENDANCE

Commissioners: (P= Present; A= Appointed; E= Elected)

P Tripp Barnes (E-Tisbury)	P James Joyce (A-Edgartown)
- Yvonne Boyle (A-Governor)	P Joan Malkin (A-Chilmark)
P John Breckenridge (A-Oak Bluffs)	P Katherine Newman (A-Aquinnah)
P Christina Brown (E-Edgartown)	P Doug Sederholm (E-West Tisbury)
- Peter Connell (A-Governor; non-voting)	P Abe Seiman (E-Oak Bluffs)
P Robert Doyle (E-Chilmark)	P Linda Sibley (E-West Tisbury)
P Josh Goldstein (E-Tisbury)	P Ernie Thomas (A-West Tisbury)
P Fred Hancock (E-Oak Bluffs)	P James Vercruyse (E-Aquinnah)
- Leonard Jason (A-County)	

Staff: Adam Turner (Executive Director), Bill Veno (Senior Planner), Paul Foley (DRI Planner), Christine Flynn (Economic Development and Affordable Housing Planner).

Chairman James Vercruyse called the meeting to order at 7:00 p.m.

1. MINI-GOLF BOAT STORAGE – TISBURY DRI 345-M2 MODIFICATION REVIEW

Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Joyce, J. Malkin, K. Newman, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruyse.

1.1 Staff Report

Paul Foley presented the following.

- The site plan was reviewed.
- The modification is to park boats for winter storage on the site; 60' x 100', 6,000 sf.
- The area the boats would occupy is the rear of 386 State Road, Tisbury in the current parking lot that is used for the seasonal Summer business.
- There will be 5-10 boats depending on the availability of space.
- The boat engines will be cleaned and the boats wrapped in weather protective covering prior to being brought to the site.
- The boats will be hauled to the site during low traffic hours.
- Boats to arrive mid to late October and stay until May depending on the weather conditions in the Spring.

1.2 Land Use Planning Committee Report (LUPC)

Fred Hancock, LUPC Chairman said LUPC recommended to the full Commission that the modification does not rise to the level requiring a public hearing and the modification be approved as proposed.

1.3 Commissioners' Discussion

Doug Sederholm asked about any easements between the mini golf and Shirley's Hardware. Linda Sibley said there is an easement but the applicant will leave the area open for access by emergency vehicles.

Trip Barnes said the drainage should be looked at and perhaps this proposal should be held off until the other project is done for Specialty Builders.

Linda Sibley said LUPC went over the proposal pretty thoroughly.

There was a discussion about construction access from High Point Lane.

- James Vercruysse asked if the construction for Specialty Builders is happening off of High Point Lane.
- Fred Hancock said it is happening on the DeBettencourt property.
- Paul Foley said there is a condition for the access from High Point Lane.

Fred Hancock noted that LUPC felt this proposal was boat storage and is entirely moveable so it should not impede anything.

There was a discussion about oil and fuel leakage.

- James Vercruysse asked if the MVC should be concerned about oil or fuel leakage.
- Paul Foley said the boats will be winterized off site and will be drained.
- James Joyce noted that for larger fuel tanks the fuel is usually kept in the boat and stabilized.
- Linda Sibley said the applicant needs to apply for a Special Permit from the Town which would include the Fire Department looking at the project.

Linda Sibley said the real concern about the modification is if this violates the DRI Decision and it does not.

Katherine Newman said it was noted that the applicant has to apply for a Special Permit but that is not stated. Paul Foley said that is why the modification was referred to the MVC.

Fred Hancock moved and it was duly seconded that the modification does not rise to the level requiring a public hearing. Voice vote. In favor: 13. Opposed: 0. Abstentions: 1. The motion passed.

Fred Hancock moved and it was duly seconded to approve the modification for 6,000 sf for boat storage from October 15 to May 15. Roll call vote: J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Joyce, J. Malkin, K. Newman, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruysse. In favor: 13. Opposed: none. Abstentions: T. Barnes. The motion passed.

2. PHILLIPS HARDWARE MIXED USE-OAK BLUFFS DRI 633 PUBLIC HEARING TO BE CONTINUED WITHOUT TAKING TESTIMONY

Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Joyce, J. Malkin, K. Newman, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruysse.

Fred Hancock, Public Hearing Officer opened the Continued Public Hearing without taking any testimony at the applicant's request and continued the Public Hearing until October 20, 2016 at 7:05 p.m.

Joan Malkin asked if the applicant said why they wanted to continue the public hearing. Adam Turner said they still have some demolition and building issues to resolve before coming back to the MVC.

4. OAK BLUFFS WATER DISTRICT SOLAR PANELS DRI 660 TO BE CONTINUED WITHOUT TAKING TESTIMONY

Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Joyce, J. Malkin, K. Newman, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruysse.

Fred Hancock, Public Hearing Officer opened the Continued Public Hearing without taking any testimony and continued the Public Hearing until October 20, 2016 at 7:15 p.m. pending materials to be received by the MVC by October 13, 2016 or the public hearing may be closed.

Paul Foley noted that he MVC requested that the needed materials be received by October 13, 2016.

Christina Brown suggested sending notice of the public hearing to the people that attended the last hearings for both Phillips Hardware as well as the Oak Bluffs Water District Solar Panels.

5. MINUTES

Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Joyce, J. Malkin, K. Newman, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruysse.

Fred Hancock moved and it was duly seconded to approve the minutes of September 22, 2016 as corrected by Doug Sederholm on line 390 Abe Seiman should be added. Voice vote. In favor: 12. Opposed: 0. Abstentions: 2. The motion passed.

Ernie Thomas moved and it was duly seconded to approve the minutes of September 15, 2015 with the correction as noted by Doug Sederholm on line 70 to correct the spelling of his name. Voice vote. In favor: 8. Opposed: 0. Abstentions: 4. The motion passed.

6. NEW BUSINESS

Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Joyce, J. Malkin, K. Newman, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruysse.

6.1 Executive Director Report

Adam Turner presented the following.

- The MVC has received notice for the Edgartown Stop & Shop. The application will be forwarded in the next two weeks. The Edgartown Planning Board will review it first so it will probably be at the MVC in December.
 - John Breckenridge suggested that Adam Turner may want to encourage them to be at the first of the year due to the election of Commissioners.
 - Adam Turner said it most likely will not go to Public Hearing or LUPC in December as we have to have Staff Applicant so it is a good bet it will be in the new year.
 - Doug Sederholm was curious if the MVC has seen any of the details such as a turning lane.
 - Adam Turner said the MVC has not seen any of it.
- The MV Play application was accepted as a DRI but the MVC has not received it yet.
- MV Solar and Phillips Hardware are two other projects that the MVC is reviewing.
- We are in the middle of supporting the Town Planning Boards in developing production plans. There was discussion of the MVC doing more outreach and we will be.
- There was a Housing Survey and we had 200 people participate. The website to access the survey is www.surveymonkey.com/r/MJG7FMP and he encourages everyone to take the survey.
 - Christina Brown asked if it can be found on the MVC website.

- **Adam Turner** said it could.
- **Doug Sederholm** asked if there is any input in the newspapers.
- **Adam Turner** said the paper is at the meeting tonight.
- **Robert Doyle** asked if the survey is available at the Senior Centers.
- **Adam Turner** said it is.
- **Doug Sederholm** suggested that income should say a percentage of gross income as everyone has a different take on that.
- **Adam Turner** said the goal is to have 1,000 people participate in the survey.
- **Joan Malkin** asked if David Vigneault sent it out to his list of people and what about the MVCS.
- **Ewell Hopkins** said the MVCS would be a good outlet and David is sending it out.
- **Doug Sederholm** also suggested having it available at the libraries.
- **Katherine Newman** asked if the Brazilian community is being tapped.
- **Doug Sederholm** said it could be in the churches and it should be bilingual.
- **Katherine Newman** noted that the meetings were very well organized and there was good feedback.
- The Chamber of Commerce has invited the MVC to give a presentation on October 19, 2016 on the State of the Island data report. It will be 30 minutes of statistics and data that paints a picture of where the Island is going. Something similar has been done in the past. The MVC should be the collector of data and trends and we will be doing it going forward. The meeting will be at the Harbor View at 4:00 p.m. Graphics will be shown and an interesting one is developed land from 1990 to the present. Affordable Housing numbers will also be shown as well as geographic mobility by town. Other data includes seasonal population versus year round, jobs by category, and SSA and transportation data. The slides and graphics will be used to tell a story. Here is where we were, here is we are and what will be in the future. Town budgets will be used to look at the fiscal nature of the Island as a five and ten year trend.
 - **Linda Sibley** said she has no idea how much cash payment there is in our community versus other communities and do we know how much the median income is affected by this. Is the cash economy a greater portion for the Island than it might be in other communities such as in Boston. Could this be a consideration for the long run?
 - **Christine Flynn** said a consultant study did issue some concern about the underground economy. It was tried to be studied and they are somewhat inconclusive. Both State and Federal governments have changed their requirements to gather information and the data is more in real time. The reporting requirements are more sophisticated as well.
 - **Adam Turner** said we are trying to put statistics into play so they will assist in some of the MVC decisions.
 - **Joan Malkin** said can you do the cost per pupil.
 - **Adam Turner** said he has that information.
 - **Trip Barnes** said that everyone sitting at this table all knows a person that is a caretaker or a painter, etc. as well as their regular job. They have two to three jobs. There isn't any way to put a number to it and it is a really big number. They would not be eager to come forward.
 - **Linda Sibley** said she is not interested in catching people it is just to understand the affordability of the Island.
 - **Adam Turner** said it is something we can look at, people having second and third jobs. Especially on this Island it is important.
 - **Katherine Newman** agreed that this is an interesting question. How many jobs you have and how many hours are worked. It can be anonymous.

6.2 Reports from the Chairman, Committees and or Staff

Rural Policy Advisors Commission

Bill Veno presented the following.

- Last year the State authorized the creation of the Rural Policy Advisors Commission.
- Fourteen people have been appointed to it and he was chosen to represent Marthas Vineyard.
- The definition of a rural community is under 500 people per square mile and there are 145 municipalities in the Commonwealth that meet that definition.
- The group met for the first time in June. The Chair is the Under Secretary of Housing and Community Development.
- Sub Committees were developed; Economic Development, Housing, Work Force, Demographics and Infrastructure. (Bill Veno is on the Infrastructure Committee).
- The homework is how the group should address these “uber” issues such as water and sewer and discussing the few number of people that are available to carry out the programs that the State develops. It is a critical shortage and there is a lack of personnel in this area.
- Rural is very diverse and categorized as poor and declining areas and growing/healthy areas.
- The State is currently trying to develop guidelines for work force housing and the Cape and the Islands is saying it is not available in these locations and if it was it would not be affordable. The people in Boston at the meeting were surprised by this.
- The availability of broadband was looked at and how it is an issue of where people were buying houses.
- He noted that the group gasped when they saw the median income of the Island.
 - **Christine Flynn** noted the median income on the Island for a family of four is \$82,000.
- The group is trying to meet around the State. They have met in Plainville, Truro and the next meeting is in Boston.

James Vercruysse asked if there are any incentives for the approach and implementation or is the group just advisory at this point. **Bill Veno** said there are no incentives. The variables are to be taken into account when setting up programs. The hardest thing is how to implement.

Adam Turner noted that many of these municipalities do not have the resources to implement the programs. For example they may not have the personnel to write the grants that may be needed. The group is identifying the issues and looking at how the rural areas see it.

Bill Veno noted that in the western part of the State there is an aging population and no growth.

Doug Sederholm asked if anyone has thought about a central grant writing program for the municipalities that don't have the manpower or expertise. **Bill Veno** said that is being looked at such as Mass Workforce is looking at doing that such as for Gosnold.

Fred Hancock asked other than the regional planning areas are there areas not covered by the Regional Planning Agencies. **Bill Veno** said many don't have regulatory authority so besides planning they do purchase agreements to encompass a variety of towns in the region.

Linda Sibley asked if all of the Island towns are considered rural and what about the Cape.

Trip Barnes said he did not think the Island is rural. We know what the problems are. We have drugs and need housing.

Linda Sibley said she was startled to learn that Hyannis is considered a metropolitan area. **Bill Veno** said he could look up what towns are considered rural.

Robert Doyle asked if the idea is to direct some money to the rural areas. **Bill Veno** said it is to figure out how to help them.

Wastewater DRI Policy Revision Committee

Doug Sederholm said the committee had a general discussion at the first meeting to identify our homework and what we need to do to educate ourselves. The next meeting is at 8:00 a.m. on October 13, 2016.

Chairman Report

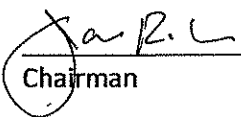
James Vercruysse presented the following.

- The Executive Committee meeting is scheduled for October 20, 2016 at 5:30 p.m.
- There are some compliance issues and typically the Vice Chairman is the Chairman of the Compliance Committee. Appointed members are Leonard Jason, Doug Sederholm and Katherine Newman. If other Commissioners are interested please let him know. Typically if there is an infraction it is filed with the Zoning Board and then it comes to the MVC.
 - Paul Foley noted some of the compliance issues.
 - The old Hart property with the landscaping.
 - The bowling alley still has some issues.
 - There are a couple of projects that have not yet been referred to the MVC on a timely basis.
 - The Santander Bank in Vineyard Haven has now been referred to the MVC.
 - Fred Hancock said members should know that the MVC has compliance procedures for the committee and the Commission to take when a project is not in compliance with the DRI.
 - Paul Foley said he will send the procedure to the Commissioners.
 - Fred Hancock said there are a number of steps.
 - Doug Sederholm noted that the most severe is an injunction which the MVC has never done.
 - James Joyce said there is another compliance issue in Edgartown. The building for Wave Lengths was not built as the MVC approved.
 - Katherine Newman said it appears that most of the compliance issues come to the MVC rather than the MVC following through on the projects.
 - Paul Foley said the MVC has a signoff (Certificate of Compliance) before the applicant is issued a Certificate of Occupancy.

The meeting was adjourned at 8:05 p.m.

DOCUMENTS REFERRED TO DURING THE MEETING


- Minutes of the Commission Meeting – Draft, Held on September 15, 2016
- Minutes of the Commission Meeting – Draft, Held on September 22, 2015
- DRI 345 Mini-Golf Boat Storage Applicant Narrative and Site Plan, Received September 29, 2016
- Housing Survey Website Link



 Chairman

2.2.17

 Date



 Clerk-Treasurer

2-14-17

 Date