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## Minutes of the Commission Meeting Held on September 22, 2016 In the Stone Building 33 New York Avenue, Oak Bluffs, MA

### IN ATTENDANCE

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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)       | - Katherine Newman (A-Aquinnah)   |
| P Christina Brown (E-Edgartown)          | - Ned Orleans (A-Tisbury)         |
| - Peter Connell (A-Governor; non-voting) | P Doug Sederholm (E-West Tisbury) |
| - Robert Doyle (E-Chilmark)              | P Abe Seiman (E-Oak Bluffs)       |
| P Josh Goldstein (E-Tisbury)             | P Linda Sibley (E-West Tisbury)   |
| P Fred Hancock (E-Oak Bluffs)            | P Ernie Thomas (A-West Tisbury)   |
| P Leonard Jason (A-County)               | P James Vercruysse (E-Aquinnah)   |

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

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

### 1. OAK BLUFFS WATER DISTRICT SOLAR PANELS DRI 660 CONTINUED PUBLIC HEARING

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

**James Vercruysse** opened the Public Hearing without taking any testimony and continued the Public Hearing until October 6, 2016 at the request of the applicant.

### 2. GRILLO 10 STATE ROAD CONVERSION-TISBURY DRI 622-M MODIFICATION REVIEW

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Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, J. Goldstein, L. Jason, J. Joyce, J. Malkin, D. Sederholm, L. Sibley, E. Thomas, J. Vercruysse.

For the Applicant: Erik Hammarlund

#### 2.1 Staff Report

**Paul Foley** presented the following.

- The proposal is to convert the basement of the three story 5,655 gsf mixed use building from storage to two offices.
- The location is 10 State Road, Tisbury Map 9-A Lot 5 (0.35 acre).
- The Staff Report includes the LUPC Notes, the proposal and plans.
- The site plan was reviewed.

## **2.2 Land Use Planning Committee Report**

**Linda Sibley**, LUPC Chairman said the applicant was willing to abide by the original condition 4.1 regarding the traffic. Essentially the proposal is to change two storage units to business units but the applicant will abide by the original traffic limitation.

### **2.3. Commissioners' Discussion**

**Erik Hammarlund** said the building has low volume businesses and is poorly suited for retail space. Two of the tenants are himself and a financial planner.

**Joan Malkin** said parking is not a concern and the two storage units already have parking spaces allotted to them.

**Josh Goldstein** noted that the building is on town sewer.

**Erik Hammarlund** said the building is surrounded by B-1 use, is ADA accessible and is a mixed use building.

**Josh Goldstein moved and it was duly seconded that the modification does not rise to the level requiring a Public Hearing. Voice vote. In favor: 11. Opposed: 0. Abstentions: 0. The motion passed.**

**Linda Sibley moved and it was duly seconded to approve the modification as requested.**

- **Joan Malkin** noted that LUPC thought some sort of written decision should be filed and recorded at the registry for clarification.
- **Christina Brown** said the wording is the applicants for the two walk out units.
- **Linda Sibley** said the MVC would note that the applicant would comply with the language of condition 4.1.

**Roll call vote. In favor: T. Barnes, J. Breckenridge, C. Brown, J. Goldstein, L. Jason, J. Joyce, J. Malkin, D. Sederholm, L. Sibley, E. Thomas, J. Vercruysse. Opposed: none. Abstentions: none. The motion passed.**

**Abe Seiman** joined the meeting.

## **3. VINEYARD DECORATORS SOLAR-EDGARTOWN DRI 369-M4 MODIFICATION REVIEW**

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**Commissioners Present:** T. Barnes, J. Breckenridge, C. Brown, J. Goldstein, L. Jason, J. Joyce, J. Malkin, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruysse.

### **3.1 Staff Report**

**Paul Foley** presented the following.

- The proposal is to install solar panels on the roof of the existing building that is a DRI.
- The location is 35 Airport Road, Edgartown Map 24 Lot 1.6 (1.38 acres).
- The applicant is asking for Phase 1 and Phase 2 at this time which would cover the south face of the existing building. They are doing it in two phases due to the Solar Renewable Energy Credits (SRED's) requirements.
- Phase 1 is estimated to generate 34,000 kw which is about 34% of the buildings current electrical need. Phase 2 is estimated to generate about 33,000 kw which is about 33% of the buildings current electrical need. These two phases will meet about 67% of the current use.
- The owner of Vineyard Decorators will own the panels and the energy and be connected to net-metering. The project is designed to meet his electrical needs.
- The site plan was reviewed.

**James Vercruysse** asked why the modification came to the MVC. **Paul Foley** said the original building was a DRI.

### **3.2 Land Use Planning Committee Report**

**Linda Sibley**, LUPC Chairman said LUPC found that the modification would have no regional impact and it is a good thing and LUPC recommended that it does not require a Public Hearing.

**Linda Sibley moved and it was duly seconded that the modification does not rise to the level requiring a Public Hearing. Voice vote. In favor: 12. Opposed: 0. Abstentions: 0. The motion passed.**

**Joan Malkin moved and it was duly seconded to approve the proposed modification as presented. Roll call vote. In favor: T. Barnes, J. Breckenridge, C. Brown, J. Goldstein, L. Jason, J. Joyce, J. Malkin, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruyse. Opposed: none. Abstentions: none. The motion passed.**

**Fred Hancock** joined the meeting.

### **4. PHILLIPS HARDWARE MIXED USE-OAK BLUFFS DRI 663 PUBLIC HEARING**

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

*For the Applicant:* Donna Leon, Susan Phillips, Chuck Sullivan (Architect)

**Fred Hancock**, Public Hearing Officer opened the Public Hearing at 7:15 p.m. and read the Public Hearing Notice. The applicant is Donna Leon and Susan Phillips of Phillips Hardware and Chuck Sullivan, architect. The location is 30 Circuit Avenue, Oak Bluffs, MA Map 8 Lot 272 (5,990 sf, 0.1375 acre). The proposal is to demolish an existing 8,570 sf 1-3 story building (part of which was built in 1880) and reconstruct a 3 story 17,844 sf (with basement) mixed use building in the historical style. The Public Hearing Process was reviewed.

#### **4.1 Staff Report**

**Paul Foley** presented the following.

- The packet of information contains the project narrative, correspondence received by the MVC and the project plans.
- The location is 30 Circuit Avenue, Oak Bluffs, MA Map 8 Lot 272 (5,990 sf, 0.1375 acre).
- The proposal is to demolish an existing 8,570 sf 1-3 story building (part of which was built in 1880) and reconstruct a 3 story 17,844 sf (with basement) mixed use building in the historical style.
- An interpretation of the current zoning appears to limit the upper stories to no more than three residential units. The proposal is for 3 four bedroom units but ideally the applicant would like 4 two bedroom units and 4 one bedroom units if the zoning is revised.
  - **Chuck Sullivan** clarified that under the Oak Bluff Zoning Regulation the applicant could utilize a hotel use which would allow 8 units but would limit the term of each unit to 6 months per calendar year. The applicant would like to amend the application to this option of 8 units of hotel use. The design would accommodate this. The applicant were hopeful that the zoning would be changed or that applicants could have a 40B application developed and approved. The applicants would like these units to be year round rentals but they are not eligible right now for this so they have to go the hotel route. Mark Barbadoro is on board with this.
- Part of the property was originally developed as the Oakwood Hotel in 1880.
- The existing 289 sf dugout basement would be replaced with a full 4,923 sf basement accessed from the rear through the Reliable parking lot.

- The applicant plans to return after zoning has been changed or go through 40B with 4 two bedroom units and 4 one bedroom units.
- The remnant of the original 1880 building has 10 small guest rooms on the third floor and 5 guest rooms on the second floor where guests shared a bathroom.
- Key issues include.
  - How much of the original historic Oakwood Hotel remains and should it be preserved? If not why can't the existing original 1880 building be retained? Can elements of it be preserved or re-used in the reconstruction?
  - How will this ambitious downtown building proposal be accomplished without impacting other businesses?
  - Where will the building materials and equipment be stored during construction?
  - How will noise, dust and traffic be mitigated during the construction process in order to minimize possible impacts to the surrounding businesses and residents?
  - Will there be any impacts on public parking?
  - New residences should bear in mind that there are existing businesses, including night clubs, in the neighborhood.
- There is no vegetation and the property is not a NHESP habitat.
- Landscaping; the site is totally developed and is proposed to remain so with a slightly smaller footprint to accommodate access to the upper floors.
- The applicant is considering a motion sensitive light in the back alley and a downward facing light for the apartment entry in keeping with the Victorian style. Other lighting will simply be to code such as exit lighting.
- The building will exceed the requirements of the Massachusetts Building Stretch Code.
- Trash may be incorporated into an enclosed structure in the alley.
- The property is on town water and sewer.
  - **Fred Hancock** asked if the septic was approved for 12 bedrooms.
  - **Chuck Sullivan** said it was wastewater approved for 12 bedrooms
- The applicants have said they will submit a stormwater plan which will apply to the Board of Selectmen to tie into the street system.
- The store is located on Circuit Avenue where the stores will have their front doors.
- The loading and unloading access to the project is on the west side through the Reliable Grocery Store parking lot on Kennebec Avenue. Kennebec Avenue is a local one way street running parallel to Circuit Avenue with a narrow travel lane.
- LUPC voted to waive the need to do a traffic study.
- In terms of overall transportation the results of the observations indicate that there are no significant impacts that would occur from the proposed 2 PM peak hour trips estimated to be generated by the addition of three apartments.
- The project is two blocks from the VTA Oak Bluffs bus hub and the Steamship Authority Pier.
- The proposed project is to construct a 17,844 sf building (including a 4,923 sf basement) that consists of an existing retail store and three new residential units with 12 bedrooms. According to the MVC's Affordable Housing Policy the recommended monetary mitigation for a 17,844 sf structure is \$26,688.
- The applicant has asked to be able to come back to the MVC in a year or two with an affordable housing offer when they know the final breakdown of residential units.
- Property tax revenue generated for the Town of Oak Bluffs should increase.
- The building is designed to recreate the historic size and style of Cottage City.

- The massing is designed to recreate the historic size of Cottage City. A neighbor who restored the Arcade Building and is an architect notes that the original Oakwood Hotel was not quite as monolithic with a slightly smaller south side in a different style.
- Correspondence was received from Donald Corner, architect and owner of the Arcade Building that is located across the street and has written with concerns with the volume of the proposed building and the loss of historic fabric of Oak Bluffs and urges that every available avenue be explored before resorting to demolition. He restored the Arcade Building in the 1980's back to its original and had it listed on the National Historic Register.
- Richard Toole has written in favor of the proposal.
- The site was reviewed.
- Parking was shown for Reliable and the alley will be widened for access to the apartments and elevator.
- Photos of the 1880 Oakwood Hotel were shown and the plan is to reincorporate the balconies and some of the Victorian details in the new design.
- An historical overview of the location was shown via photos and the current site on Circuit Avenue were shown.
- The existing elevation, site plan, floor plans and upstairs floor plans were reviewed.
- The proposed elevations and the view from the alley were shown. The elevations from the Reliable parking lot and from Kennebec Avenue were shown.
  - **James Vercruysse** asked if the parking lot is fully owned by Reliable.
  - **Paul Foley** said it was and the applicant has a good working relationship with their neighbors.
- Aerial site photos were shown.
- The current third floor rooms were shown.
- The applicant wants to fix the grade change between the secondary retail and the main building with this project.

**Adam Turner** noted that this is an interesting project. What is a regional impact for this project; taxes, municipal services, affordable housing and is it consistent with regional plans. How will the construction be staged without impacting others and the neighboring business?

#### **4.2 Applicants' Presentation**

**Chuck Sullivan** presented the following.

- The applicant does not yet have an agreement with Reliable to use the parking lot and it also affects the lease that Reliable has with Back Door Donuts.
- There is a phasing plan; phase 1 is demolition and will take 2-3 months.
- The parking lot will be reconfigured and seven spaces will be lost. In phase 2 four parking spaces will be lost but the handicap spaces will be retained.
- The demolition would happen as close to Columbus Day as possible in 2017.
- The Building Permit is contingent on the sprinkler and fire plan and the structural plans.
- The MVC is the first step in the process. As noted the applicant would propose having this approved as a hotel but would seek to change the rules and come back as an apartment.
- The applicant is trying to limit the impact on the neighborhood by accessing the project from the Reliable parking lot.
- The windows have been revised slightly and set back on the east elevation. The gables are three feet to allow for the windows.
- The goal is to have details in the railings and transoms that would match the original details of the Oakwood Hotel.

- Financially and spatially with the different floor heights it seemed to make more sense to make the structure look like one building rather than two buildings.

#### **4.3 Commissioners' Questions**

**James Vercruyse** asked how will you treat Circuit Avenue with the demolition. **Chuck Sullivan** we would probably have to close that section of the sidewalks. We still need to work with the businesses and it should only take a couple of days. There would be a frost wall. We would not be digging down 8-10 feet on Circuit Avenue.

**Fred Hancock** asked about the air conditioner compressors and how is that being handled since they are now in the alley way. **Chuck Sullivan** said hopefully they will be on the roof or tucked inside the building.

**Fred Hancock** asked if there is a flat roof in the middle of the building. **Chuck Sullivan** said there is. Where the gable comes together there would be a flat roof.

**Linda Sibley** asked what a frost wall is. **Chuck Sullivan** said it is dug about four feet deep. The purpose is to support the exterior walls and the base walls are set in 5 to 6 feet from that.

There was a discussion about the HVAC systems.

- **Linda Sibley** asked why it is not known the exact location of the HVAC systems.
- **Chuck Sullivan** said we have not designed the systems yet and are trying to limit the amount of money spent until we receive the approvals for the project. It may have to be put in the alley if we are not able to put it inside or on the roof but it will not be visible or audible from the street.
- **Donna Leon** said the current units do not take up much space.
- **Chuck Sullivan** added that heat pumps will be used.
- **Fred Hancock** said if the MVC approved the project it could be conditioned that the HVAC units are not audible or visible to the public.
- **Leonard Jason** noted that was already stated so the MVC could approve as presented.

**Linda Sibley** asked why the applicant wants to get the permitting before they go through the design.

**Chuck Sullivan** said permits are needed from the Planning Board and the Board of Selectmen. We have approval from wastewater. To get the Building Permit we need the sprinkler plan and we also need the structural and fixture plans.

**John Breckenridge** said this project does not require any historical approval. He thinks Chuck Sullivan has done a detailed effort to be respectful to the historical character of Oak Bluffs. He asked if the applicant had submitted a materials list. **Chuck Sullivan** said they do have one and it was submitted to Paul Foley for the record.

There was a discussion about the number of units/bedrooms and the zoning by-law.

- **Joan Malkin** asked for an explanation of the number of units/bedrooms, what the plan is and what the end game is.
- **Chuck Sullivan** said under the current zoning by-laws for hotel use 8 units are allowed; 4 one bedroom units and 4 two bedroom units would be allowed. If called a hotel you can build these units but the lease is limited to a maximum of 6 months in a calendar year. We have had a few discussions with the Planning Board and the Building Inspector and as interpreted by the by-law this building would be allowed 3 units and could not occupy more than one third of the lot size. But it is different with the hotel by-law.
- **Joan Malkin** asked if you don't get approval then would you do the project by the hotel by-law.
- **James Vercruyse** asked if what is being proposed is under current zoning.

- **Chuck Sullivan** said it is but we are limited by the time of the lease. We are happy that local zoning is changed and there is a discussion to have B1 By-law and Residential By-law written because they are all together now. First is the hope to a change in local zoning and if that does not happen the second hope is to build the project by 40B.

There was a discussion about affordable housing.

- **Joan Malkin** asked if you end up with the 8 hotel room use what is your plan for affordable housing.
- **Chuck Sullivan** thought it would be limited to 80% median income.
- **Doug Sederholm** said you would have to make a contribution or an affordable unit.
- **Leonard Jason** said why not put off the affordable housing contribution until the project is approved.
- **Fred Hancock** noted that the applicant is not really changing the use of the units it is just the designation of the use.
- **Chuck Sullivan** said that is correct.
- **Linda Sibley** said you are saying you cannot use the units until you know the approved zoning and you would have to come back to the MVC.
- **Christine Flynn** said the use of affordable housing units cannot be done until the Certificate of Occupancy is issued. The units will also be used for staff housing which is a better use than a one- time monetary mitigation.
- **Doug Sederholm** asked if you have to use the 40B route what is the use.
- **Chuck Sullivan** said 2 of the 8 units would have to be affordable units at 80% median income.

#### **4.4 Public Testimony**

**Larry Hardoon** is a co-owner of the Arcade Building and we have concerns. We have been the owners of that property for over 40 years and it is a historic property. It is the only property recognized as a certified historical property on Circuit Avenue. He has a direct interest as the project is literally in our face as well as a general interest in preserving the unique interest of the area. When we purchased the Arcade Building it was financially or characteristically the thing to do to restore the building back to its original state. The MVC looks at the cultural and historical impact of a project as well as typical issues such as traffic and noise. The Arcade has always had a view to Ocean Park and throughout history it has never been closed off. This proposed building will do that. The scale from 100 years ago was changed. The large bulky buildings are gone and the sidewalks are narrower. They are not in character with the street any longer so why is the project designed this way. He hopes the MVC would be looking at what kind of cultural aspect Circuit Avenue is. Preserving and maintaining some or all of the character on these streets is paramount. The massive bulk of the building as proposed will degrade the character of the street as the current landscape exists. It is not clear what exactly is being proposed. Initially the plan was for 12 units with a central elevator core and fire escapes. Then that changed to a 3 unit structure and now I am hearing for the first time it is for 8 hotel rooms. What is being proposed is really a place holder. It is unclear what is being proposed for the top two floors. Is it transient or year round and where will all the parking be for those tenants. If a building of this bulk and magnitude gets constructed how does that apply to other proposals. How does that affect the character of Circuit Avenue. Something can and should be built there. Improving the character and providing staff housing are both a win. The question is if this kind of structure for the street, town and Island should be introduced to the character of the Island and the town. He is asking the MVC to take a hard look at the project. Because of the kind of street this is in the town all facets and concerns need to be considered. To capitalize on the inherent factors of the property does the building have to be so massive? It certainly doesn't have to be as well as blocking the view from the Arcade Building.

- **Ernie Thomas** asked what is the Arcade Building?
- **Paul Foley** said it is where Sharkey's is and the building where you can walk through to get to the Campground.
- **Linda Sibley** said she is having difficulty figuring out where the view is.
- **Paul Foley** showed the view from the Reliable Parking Lot and the aerial site photos and showed the line of site.

**Amy Billings** said she came tonight for information. Her family has owned a business on Circuit Avenue for 50 years. She is on the Streetscape Committee and everything discussed at the Streetscape meetings is encouraging rental units in Oak Bluffs. We have seen Chuck Sullivan's work and are not worried about it. It is encouraging that the family that owns Phillips Hardware is willing to clean up the building. She hopes the MVC approves this project. It cleans up Oak Bluffs and provides housing. People renting these units should not need cars.

- **James Joyce** asked if she felt the building is too large.
- **Amy Billings** said absolutely not.

#### **4.5 Commissioners' Discussion**

There was as discussion about traffic generation.

- **Joan Malkin** said Priscilla Leclerc's traffic calculations were based on 3 units and she would like to have that redone.
- **Paul Foley** said he thought the rate that is used for a downtown unit is 8 trips so it would be 64 trips per day for 8 units.
- **Amy Billings** asked if the trip generation is the same for hotels.
- **Fred Hancock** said he thought for the MVC's purpose in terms of traffic generation it will be viewed as apartments.
- **Linda Sibley** noted the applicant would come back to the MVC before they use the upper units.
- **Christina Brown** said the MVC should look at Edgartown's parking mitigation fund and perhaps incorporate that into the MVC review of the project.

**Trip Barnes** asked in the interest of trying to give the Phillips a hand is there a way to help them facilitate the permitting process so they don't get nicked and dined. What they are trying to do is terrific and the right thing. He thinks the MVC should try to ease them along and the dollars that get spent could be used more wisely.

**Fred Hancock** said based on other factors he did not think the applicant could do construction until next Fall.

**Fred Hancock**, Public Hearing Officer continued the Public Hearing until October 6, 2016.

## **5. MINUTES**

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

**Josh Goldstein moved and it was duly seconded to approve the minutes of June 2, 2016 as corrected by Doug Sederholm on line 227 the language was revised to "Mass Estuary Project says...".. Voice vote. In favor: 11. Opposed: 0. Abstentions: 1. The motion passed.**

**Linda Sibley moved and it was duly seconded to approve the minutes of June 16, 2016 as written. Voice vote. In favor: 8. Opposed: 0. Abstentions: 4. The motion passed.**

***Doug Sederholm moved and it was duly seconded to approve the minutes of September 1, 2016 with the correction as noted by Doug Sederholm on line 70 to delete the word "it". Voice vote. In favor: 12. Opposed: 0. Abstentions: 0. The motion passed.***

## **6. FEATHERSTONE ART BARN AND POTTERY STUDIO-OAK BLUFFS DRI 664 WRITTEN DECISION NEW BUSINESS**

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*Fred Hancock recused himself.*

*Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, J. Goldstein, L. Jason, J. Joyce, J. Malkin, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruysse.*

### 2. Facts

**Adam Turner** noted that line 85 in section 2.5 Summary of Testimony has a typo and it will be corrected to Squash Meadow Construction, Inc.

### 5. Conditions 1 Wastewater Nitrogen

**Adam Turner** noted that 1.4 is being replaced with 1.5 and it will be renumbered.

There was a discussion about 1.5.

- **Doug Sederholm** suggested revising the language for 1.5 "...the current total estimated..." and "... the applicant shall install..."
- **Joan Malkin** said it may turn out that the applicant is approaching their gallon usage but the nitrogen load would be less.
- **Linda Sibley** said we beat this with a stick and if there is an issue the applicant can come back to the MVC.
- **James Vercruysse** noted that Sheri Caseau said it is typically measured with water usage.

### 5. Conditions 8 Demolition of the Caretakers Cottage

**Adam Tuner** pointed out the correction on 8.1 adding language "... and the Special Way..."

### 6. Conclusion

**John Breckenridge** said Section 7.2 under 5 Conditions needs to be added to section 6.1 Permitting from the Town.

***Josh Goldstein moved and it was duly seconded to approve the Written Decision as amended. Roll call vote. In favor: J. Breckenridge, C. Brown, L. Jason, J. Joyce, J. Malkin, A. Seiman, L. Sibley, E. Thomas, J. Vercruysse. Opposed: none. Abstentions: none. The motion passed.***

## **7. NEW BUSINESS**

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*Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, J. Goldstein, L. Jason, J. Joyce, J. Malkin, D. Sederholm, A. Seiman, L. Sibley, E. Thomas, J. Vercruysse.*

### 7.1 Executive Director Report

**Adam Turner** said he has been invited to speak at the Chamber of Commerce on October 9, 2016 at 4:00 p.m. to talk about the State of the Island which includes a talk on the socioeconomic conditions. The MVC should be the authority for those statistics and hopefully this will be discussed each year. The Housing Production Plans have finished their first round and it is going very well. These types of discussions will be scheduled in the Fall.

## 7.2 Reports from Chairman, Committees and/or Staff

**Doug Sederholm** said the Wastewater DRI Policy Revision Committee is scheduled to meet on September 27, 2016 at 8:00 a.m. The Committee members are Joan Malkin, Linda Sibley, Robert Doyle, Abe Seiman, John Breckenridge and Doug Sederholm.

**Leonard Jason** noted that there was some discussion on if a modification has to be recorded and it has to be. **Adam Turner** confirmed that is correct.

The meeting was adjourned at 8:45 p.m.

### DOCUMENTS REFERRED TO DURING THE MEETING

- Minutes of the Commission Meeting – Draft, Held on June 2, 2016
- Minutes of the Commission Meeting – Draft, Held on June 16, 2016
- Minutes of the Commission Meeting – Draft, Held on September 1, 2016
- Martha's Vineyard Commission Land Use Planning Committee Notes of the Meeting of September 19, 2016 DRI 622-M-Grillo/10 State Road-Modification Review
- Requested Minor Modification of DRI-622
- DRI 622 Excerpts
- Plan of Land in Tisbury Mass Prepared for Joseph Grillo, Dated December 4, 2012
- Martha's Vineyard Commission Land Use Planning Committee Notes of the Meeting of September 19, 2016, DRI 369-M4 Vineyard Decorators Solar-Modification Review
- Emails from David Smith, Fullers Energy, Dated September 12, 2016 and September 19, 2016, Subject: Vineyard Decorators (Solar)
- Martha's Vineyard Commission DRI #663-Phillips Hardware Mixed-Use Building MVC Staff Report – September 22, 2016
- Project Narrative, Phillips Hardware, Dated September 15, 2016
- Email from Richard Toole, Dated September 21, 2016, Subject: Phillips Hardware DRI #663
- Letter from Donald B. Corner, Dated September 19, 2016, Re: DRI 663 Phillips Hardware New Mixed Use Building
- Site Plan & Locus Plan Phillips Hardware, Dated September 22, 2016
- Floor Plans Phillips Hardware, Dated September 22, 2016
- Exterior Elevations Phillips Hardware, Dated September 22, 2016
- Draft - Decision of the Martha's Vineyard Commission DRI 664- Featherstone Art Barn & Pottery Building

  
Chairman

10/18/16  
Date

  
Clerk/Treasurer

10/13/16  
Date