

THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF MAY 20, 1993

MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a Regular Meeting on Thursday, May 20, 1993 at 8:00 p.m. in the Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA.

- ITEM #1 - Roll Call
- ITEM #2 - Discussion - (passed over)
- ITEM #3 - Minutes of April 29, 1993
On a voice vote the minutes were approved.
- ITEM #4 - Reports

Chairman's Report - there was none.

LUPC - Ms. Sibley reported on the meetings of the Committee that had occurred. She discussed the meetings with John Abrams regarding his proposal and with Ernie Boch on the finalization of his project. A brief discussion of this latter item followed.

PED - no report
EDTF - no report
Agri. Task Force -Mr. Clifford discussed the status of the Extension Service with respect to the State Budget. He also noted that Mr. Wilcox had left copies of the stickers that were to be used on Island products.

LEGISLATIVE LIAISON - there was none.

- ITEM #5 - Possible Discussion - Written Decision-Vineyard Decorators
The Commission moved to ITEM #6 on this matter.
- ITEM #6 - Possible Vote - Written Decision-Vineyard Decorators
It was moved to approve as written, duly seconded and so voted with two (2) abstentions (Sargent, Greene).
- ITEM #5 - Possible Discussion - Boch DRI
Mr. Clifford explained the original submittal which occurred in May of 1992. He discussed the proposal, the hearing process and the work that was done by the LUPC with the Applicant in fleshing out of the project. Mr. Clifford

discussed the various items that had been finalized with the proposal. He noted all of the points that had been raised by the LUPC and the responses thereto. Mr. Clifford then discussed the offers put forth by the Applicant.

Mr. Best raised an issue regarding the types of vans and their usefulness to the system. A discussion of this matter followed.

Mr. Sullivan raised an issue of long term mitigation and the fact that the project was long term and the mitigation measures were not. He further discussed the matter of impacts on the various intersections. A discussion of this matter followed.

Mr. Colaneri discussed the issue of the proposal helping to alleviate some problems. A discussion of this matter followed.

A discussion of the traffic analysis prepared for the proposal review followed.

A discussion of the issues of the management plan of the proposed use followed.

Mr. Best discussed the issue of winter usage by boat storage and the number of potential vehicles parking. A discussion of this matter followed.

A discussion of the Applicant seeking to work with everyone to make the proposal function followed.

A discussion of the definitions of short and long term parking followed. A discussion of this matter followed.

Mr. Best discussed a question of a letter from the Harbor Management Committee and the fact that it was not in the file. He read a letter which was dated 1991, a year prior to the Application. He asked that the Chair recognize those present from the Harbor Management Committee.

Mr. Schweikert questioned whether the employee parking was marine related. A discussion of this issue followed.

Ms. Greene raised a question of first impressions of a parking lot on the harbor.

Mr. Sargent further discussed the definition of marine commercial. A discussion of this matter followed.

Mr. Sullivan discussed the issue of surface treatment of the parking area and its ability to contain the pollutants. A discussion of this matter followed. Ms. Sibley noted that the Applicant had not wished to pave the area. Mr. Best

Mr. Best raised an issue of whether a test well on the site had been discussed or not. A discussion of this matter followed.

Ms. Greene discussed the issue of lights and the need to have better lighting. Mr. Donaroma noted that the plans had been changed based upon the discussion of LUPC. The revised plans of the lighting following. A discussion of the impact on navigation in the harbor followed.

Ms. Riggs discussed the issue of best use for harbor front lot. She questioned what other uses could go there. Mr. Sullivan discussed the Town's investigation of satellite parking. A discussion of this matter followed.

Mr. Donaroma discussed the changes to the site from what exists today to what could be. He discussed various points that were intended to improve the visual appearance of the site.

Mr. Schweikert discussed the benefits and the detriments of the proposal.

Ms. Greene discussed the issue of plantings and what the screening would entail. A discussion of this matter followed.

Mr. Colaneri discussed the various uses in the area and the possibility of the proposal being short-term.

Ms. Sibley discussed the issue of employee parking in the area and felt the problem of vehicles in downtown area was too important to ignore. She felt the proposal may lead to more problems.

Mr. Sargent discussed the issue of a parking lot on the oceanfront.

A procedural discussion of public hearings followed.

Mr. Colaneri asked to hear from the Chair of the Harbor Committee. The Chair allowed this request. James Lobdell, Chairman of the Tisbury Harbor Management Committee discussed the workings of that Committee with the Planning Board. He discussed the feelings of the Committee and the pressures being placed upon the harbor from development. He further discussed the issue of water dependent uses and the fact that the area floods during Northeast storms. He noted that the Town was working very hard on this issue.

Mr. Donaroma discussed the matter and asked whether the group would care to postpone any further discussion to the next meeting and to move on to ITEM #7. The Commission took a 5-minute break.

Mr. Colaneri questioned this move and offered a motion to return to ITEM #6 for a possible vote, duly seconded. Mr. Jason discussed this matter as being unfair to the public since it was noted that the vote would be put off.

A general discussion of this matter followed.

Mr. Colaneri discussed the fact that the public had had its time for input and what new information could possibly be put forth.

A discussion of a possible new public hearing followed.

Mr. Colaneri withdrew his motion.

Ms. Greene moved that the proposal go to a new public hearing and spoke to her motion. A discussion of this matter followed. A discussion of whether the proposal had been changed or was the same as originally submitted followed.

Ms. Sibley further discussed the issue over previous applications on the same property. A discussion of this matter followed.

Mr. Best discussed the issue of the Harbor Management Committee and their concern. A discussion of this matter followed.

Mr. Sargent discussed the issue of the need for people to be aware of what is going on.

Mr. Briggs discussed the functioning of the Harbor Management Committee and the confusion that may have been created by the length of time between the hearing and the decision.

Mr. Colaneri discussed the various uses on the Harbor now that were marine related.

Ms. Riggs discussed the role of the Commission in dealing with the public and the Applicant.

Mr. Early discussed the issue of applicant rights.

The issue of a new or reopened hearing followed. Mr. Jason discussed the matter of the fact that nothing had changed. A discussion of this issue followed. A discussion of the changes offered in response to the LUPC issues followed.

A discussion of MVC procedures followed. A discussion of negotiation with applicants followed.

Ms. Greene withdrew her motion for a new public hearing.

Mr. Clifford discussed the issue of procedure and the method that the MVC has dealt with applicants through the years.

ITEM #7 - Old Business - there was none.

ITEM #8 - New Business - "Dreamland" proposal
Mr. Clifford explained the items that had been received by the MVC (J. Greene left room) regarding a proposal for use within the structure known as the "Dreamland" garage. Mr. Clifford explained the various conversations that had taken

place regarding this matter and read the letter from the Board of Health and the responding letter. He noted that Doug Hoehn was present believing that the Board of Health had forwarded all the proper materials. The Chair asked that Mr. Hoehn discuss the matter. A discussion of what was needed followed. Mr. Hoehn discussed what was before the Board of Health, that being an upgraded septic system. A discussion of this matter followed. Mr. Jason discussed the previous DRI and the fact that nothing had been done with the plan and felt that nothing new had been proposed. A discussion of this matter followed.

Mr. Best discussed not considering this matter a DRI.

Mr. Jason suggested that the Executive Director write a letter to the Board of Health indicating that in his personal view the proposed septic system was not a DRI. A discussion of this matter followed.

Mr. Jason offered his suggestion as a motion, duly seconded. On a roll call vote the Commission voted 7 yea 2 nay with two (2) abstentions. (Schweikert, Sibley)

Tribal Housing Authority - Jurisdictional issue -

Mr. Clifford discussed the referral that had been from Gay Head regarding the Tribal Housing Authority proposal to build affordable housing.

Mr. Clifford discussed jurisdictional issue and felt the MVC could not act without legal advise. He suggested that the Commission draft letters to all funding agencies explaining the problem and to post notice in case a hearing was deemed necessary.

He also indicated that legal counsel would be asked for an opinion as to whether the MVC has the jurisdictional authority to review this proposal.

A discussion of this matter followed.

Mr. Sargent noted the reasons that the Chair of the Board of Appeals was not present since they had been told the proposal would not be discussed.

Ms. Greene offered a motion to have the letters written and to seek legal counsel opinion on the matter, duly seconded.


A discussion of this matter followed.

The motion on the floor was voted in the affirmative.


ITEM #9 - Correspondence - there was none.

There being no further business, the meeting adjourned at 10:46 P.M.

ATTEST



Michael J. Donaroma, 6/17/93
Chairman Date



John Best, 6/17/93
Clerk/Treasurer Date

Attendance

Present: Best, Briggs, Colaneri, Donaroma, Early, Greene, Jason, Riggs, Sargent, Schweikert, Sibley, Sullivan

Absent: Bryant, Hall, Marinelli, Vanderhoop, Clarke, Allen, Bolling, Chapin, Gallagher