

# THE MARTHA'S VINEYARD COMMISSION

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## Land Use Planning Committee Summary of September 27, 1999 Meeting Olde Stone Building

Members present: Christina Brown, Michael Colaneri, Michael Donaroma, Jane Greene,  
Richard Toole, Robert Zeltzer  
Staff present: Andrew Grant, David Wessling

Others present: Charles Creighton, James R. Fuller, George Sourati, Kate Warner,  
Joe Hall

Meeting opened at 5:39 P.M. by Christina Brown

### **Wampanoag Tribe of Gay Head Aquinnah (DRI #506)**

James Fuller, representing the Tribe, described the proposal - a Sears retail store to be owned and operated by the Tribe. The building is to located in West Tisbury's (Middletown) commercial district.

Referencing site plans, floor plans and building elevation drawings, Mr. Fuller stated the building's size (7,000 sq.ft. ground floor area), height (one storey) and appearance. He likened the proposed building to the SBS building in Tisbury.

The Commissioners then discussed among themselves the building's general location and surrounding land uses.

Mr Fuller continued by describing the types of goods to be sold - gardening equipment, hardware goods, housewares, tools and appliances. 5,500 sq.ft. will be set aside for the display and sales of the retail items. A full basement will be "purely used" to store merchandise. There will be a "once a week delivery" of merchandise.

Mr. Fuller then described the method of transferring goods from the delivery truck to the basement. Afterwards, he outlined the landscaping plan, parking layout and parking area surfaces.(Note: Landscaping and parking details shown on filed plans.)

Next, Mr. Fuller discussed estimated traffic data. Incoming traffic, he said, should be limited to 40 cars per day.

In response to Mr. Colaneri's questions, Mr. Fuller said that there will be 4 employees, no repair service traffic, and repeated the estimated truck traffic: one trailer per week and daily delivery truck service.

Mr. Zeltzer asked questions about the existing and proposed vegetation/landscaping between the rear of the proposed building and the adjoining residential lots. Mr. Fuller and LUPC Members discussed the mix of deciduous and evergreen trees.

Mr. Donaroma suggested to Mr. Fuller how he might present the information (delivery of goods, traffic flows, visual appearance, impacts on residents, etc. at the public hearing).

Mr. Fuller recounted his conversations with owners of nearby residential properties. He stated that there was no "consensus" as to the proposed changes. Mr. Colaneri urged Mr. Fuller to gain the neighbors' support.

Mr. Donaroma questioned the Applicant's estimated traffic flows and potential impacts. Mr. Fuller explained the nature of the store's operation and Sear's pricing policy. Committee Members requested a list of products to be sold.

Mr. Zelter and Mr. Toole asked questions about outdoor retail sales. Mr. Fuller stated that outdoor sales is not anticipated.

Mr. Donaroma and Mr. Colaneri directed the Applicant to obtain comment letters from West Tisbury's Fire and Police Chiefs. Mr. Colaneri was also concerned about the cumulative traffic effects. Mr. Zeltzer also questioned the traffic estimate.

Landscaping, lighting and the economic/social impact of a national chain store was generally discussed by the Committee Members.

Returning to the issue of visual impact, Committee Members suggested a perspective rendering of the completed project.

Mr. Toole asked the Applicant if reorienting the parking area would be possible. Mr. Sourati described the parking layout and proposed drainage system. Other questions as to the site plan followed. In answer to Mr. Toole's question, Mr. Fuller explained how the site plan minimizes harm to the adjoining residential areas.

Mr. Donaroma and others encouraged additional landscaping in order to "soften" the proposed building's visual impacts and to provide shade. Mr. Fuller noted that there are trees in the cul-de sac.

Mr. Colaneri asked Mr. Fuller about providing apartments for workers (or others) on the upper floor of the proposed building. Mr. Fuller replied that apartments may be opposed by the neighbors and that the store's workforce will be drawn from Island residents. Mr. Colaneri expanded his questions as to the need for housing. Apartments, he said, may be a project benefit. Without such housing, Mr. Colaneri suggested that an affordable housing contribution may be required.

Kate Warner, a member of the West Tisbury Planning Board, was called to speak. She agreed that a mix of commercial and residential uses would be beneficial, pointed out that the site is within the "Greenlands" overlay district and suggested that a landscaped buffer would be required.

In closing, Mr. Donaroma and Mr. Colaneri reminded the Applicant to check with staff to ensure that the application is complete prior to the scheduling of a public hearing.

(Note: Ms. Greene was not present during the discussion.)

### **Black Dog Cafe (DRI # 498)**

Kate Warner, representing the Black Dog Cafe presented a project progress report.

She explained the preliminary design proposals, the need to survey the site, and design mitigation strategies.

Mr. Colaneri complained about the delays and lack of complete application. Mr. Donaroma urged the Applicant to proceed with the project expeditiously.

Mr. Hall, the Applicant, and the Members discussed the project's timing and the need to demonstrate "progress".

Mr. Colaneri spoke about the Black Dog's increasing presence - restaurant, general store and warehouse - at the upper State Road location. He commented on the the conflict between pedestrian and automobile traffic.

Mr. Hall informed the LUPC of plans to reorganize the business' parking areas.

Mr. Colaneri and Mr. Hall discussed the restaurant's expansion (i.e., the waiting area benches).

Mr. Toole suggested that the Black Dog should outline its total plan for its related properties. Mr. Donaroma agreed with Mr. Toole's remarks and invited the Applicant to a future LUPC meeting in order to discuss plans and concepts. Mr. Hall welcomed such opportunities.

Meeting adjourned at 6:20 P.M.

Summary prepared by David Wessling