

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of July 17, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Marcia Cini, Linda Sibley, Richard Toole
Staff present: David Wessling,

Others present: See attached list

Meeting opened at 5:37 P.M. by Christina Brown

Edgartown National Bank (DRI #508)

Before proceeding with the meeting, Ms. Brown disclosed that she is a customer of the Edgartown National Bank and that her banking practices would not present a conflict of interest.

Russell Bowes, representing the bank, described the "new" proposal. The important changes are:

- a reduction of the building's size to 1540 sq.ft. from 2400 sq.ft.,
- elimination of a conference room,
- providing storage and an employees' lounge in the basement,
- reduction in the number of employees to 4 from 5,
- reconfiguration of the parking lot and traffic flow, and
- additional landscaping.

Mr. Bowes also described the Bank's affordable housing offer: recently, the Bank donated \$5,000 to an Island-wide housing fund and intends to continue annual donations.

He also remarked on the Tisbury Planning Board's comments. Mr. Bowes explained the economics of the project and the value of the property. In essence, he said, the property has value for commercial uses and is unlikely to revert to a residential use. He added that the proposed use is a more neighborhood friendly use than the existing car wash.

Paul Bourbeau, the project architect, then described the detailed site plan, floor plans, building elevations and landscaping design. The theme of his comment was to contrast the initial plans for the bank versus the "revised" proposal. His description includes the bank's functions, elevations, additional landscaping, reduced traffic levels, and the lighting plan. Ms. Brown thanked him for a "thorough" review.

In her appraisal of the proposal, Ms. Brown termed the changes "substantial" and called for a "new public hearing". She then outlined the information that should be "re-filed" so that the Commission could "start afresh".

Michael Hall of the Tisbury Planning asked several "procedural" questions: notification, invalidation of the previous application and availability of a quorum. Ms. Sibley and Ms. Brown then restated their recollection of the project's previous public hearings. Again, Ms. Brown concluded that a new application and public hearing - rather than a "continuation" - would be warranted because of the project's "significant changes". Ms. Sibley stated that a new hearing would guarantee that all Commissioners "would be able to participate".

In reply to Mr. Hall, Ms. Brown assured him that there would be adequate opportunities for the Planning Board to participate.

After the discussion between the Members and Mr. Hall, Mr. Bowes spoke. He said that the Commission's Executive Director had encouraged the Bank to "resubmit" the new plans without incurring a new application. In effect, Mr. Clifford suggested to the Bank that its application could be amended and the public hearing would be continued.

Ms. Brown remained resolute. She restated her view that a "new" public hearing (and not a continued public hearing) would be held with a "full board".

Ms. Brown ended the meeting by thanking everyone for attending.

Note: Ms. Cini was not present.

MAC Realty Trust (DRI #521)

Everett Wharton, representing the property owners, introduced the project, the consultant, Leslie Fields and the project's architect, Joseph Dix.

Mr. Wharton delivered a complete set of plans and a narrative which explained the project.

To Ms. Brown's question: why are you here?, Ms. Fields began her presentation. She oriented the Members to the site by displaying maps and photos. Then she described the nature of the barrier beach, the "isolated wetlands", historic shoreline changes, and the proposed pier. Water and electricity (but no lights) service will be extended to the pier.

She also referenced the adjoining properties which have piers and letters from the Oak Bluffs Conservation Commission, Shellfish Constable and Harbor Master. Later, Mr. Wharton showed a series of photographs which documented turn of the century piers in Vineyard Haven outer harbor.

Before ending the session, the Members discussed the Applicant's need to comply with the Commission's affordable housing policy. Ms. Cini believed that some type of mitigation would be required. None of the Members were able to agree as to how to apply the current policy. Mr. Wharton described his client's offer to contribute \$1,000 to a shellfish seeding program. Ms. Cini suggested a similar offer to the affordable housing fund.

Vineyard Propane (DRI #502)

Adrian Turcotte, General Manager of Vineyard Propane, presented his company's proposal to store additional propane fuel at the Martha's Vineyard Airport Business Park. Two fuel tanks, with a total capacity of 30,000 gallons are proposed.

Referencing site plans and other documents, Mr. Turcotte stated that customer demand exceeds Vineyard Propane's capacity. Also, its inability to transport fuel to the Island will be rectified by constructing the proposed tanks. The existing storage capacity, he said, is a 3 day supply.

Ms. Brown noted that the proposal will double the existing capacity.

Mr. Turcotte said that Vineyard Propane has received permits and licenses for the increased capacity. Ms. Brown and Ms. Sibley questioned Mr. Turcotte about such permits and licenses. In fact, the town license has not been issued or granted.

The Members then requested that correspondence from town officials be submitted to the Commission.

Mr. Toole and Ms. Brown asked Mr. Turcotte about exterior lighting. Ms. Sibley requested the a letter from the Business Park Manager on the matter.

Ms. Brown asked Mr. Turcotte to present information about deliveries and hours of operations at the public hearing, as well as parking and number of employees. The Applicant noted that there will be 18 employees.

Ms. Sibley then asked Mr. Turcotte to explained the loading fuel loading procedures. At issue was the use of the fire line which is not located on the Applicant's leased lot. Ms. Sibley and Ms. Brown insisted that the site plan be revised in order to show travel lanes and parking spaces. They also suggested that the landscape plan be revised.

Ms. Sibley returned to the fact that the fire lane is integral element of the access to the fuel tanks.

Ms. Brown pointed out that "construction and safety issues" will be at discussed by other Members at the public hearing.

Finally, Mr. Turcotte made an affordable housing offer. He said that Vineyard Propane will contribute \$25,000 over 5 years to the Island Affordable Housing Fund.

Meeting adjourned at 7:08 P.M.

Summary prepared by David Wessling